



THE STORY OF

# 125 Dereham Road

*Mattishall, Norfolk*

**SOWERBYS**



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# 125 Dereham Road

Mattishall, Norfolk  
NR20 3NU

Situated in the Well-Connected and  
Picturesque Village of Mattishall

Designed to Offer a Comfortable and  
Convenient Living Space

Sunlit Sitting Room

Modern Kitchen/Dining Room

Convenient Utility Room

Spacious Bedrooms

Expansive Gardens Stretching Over 350ft in Length

Hot Tub/Infinity Spa

Garage and Off Road Parking

SOWERBYS DEREHAM OFFICE  
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“The house has offered us so much joy, it has been an amazing place for our children to grow up...”

An exceptional four bedroom detached residence, nestled within the charming and well-connected village of Mattishall. This spacious abode has been thoughtfully designed to cater to your every need, offering a harmonious blend of comfort and convenience.

As you step inside, you'll be greeted by a warm and welcoming hallway, which nicely separates the house straight down the middle. On the left-hand side is a large family sitting room, which is filled with natural light and offers garden views, it is a perfect space to unwind at the end of the day. On the other side is a sprawling 24' kitchen/dining room. This generously proportioned space is perfect

for both intimate family meals and gatherings with friends. The kitchen's modern amenities and ample counter space make it ideal for avid cooks, while the dining area is bathed in natural light, creating a warm and inviting atmosphere.

For added convenience, a dedicated utility room ensures that household chores are a breeze, there is also a ground floor WC.

Upstairs there are four, large double bedrooms and the family bathroom. The primary bedroom boasts a walk-in wardrobe, which could easily be changed back to a bedroom if one wishes, or equally turned into a private en-suite bathroom.





“With a large kitchen/dining room and sitting room, we are always able to get together to spend quality time as a family.”







The property is surrounded by well-tended gardens, providing a tranquil outdoor space for relaxation and recreation. The rear garden stretches to over 350 feet in length and is a blank canvas for those that want to create their own oasis. The hot tub/infinity spa has been a favourite for our sellers, being the epicentre whenever they host. Whether you're savouring a morning coffee whilst listening to the birds, or hosting summer barbecues in the rear garden, this home offers outdoor living at its finest.

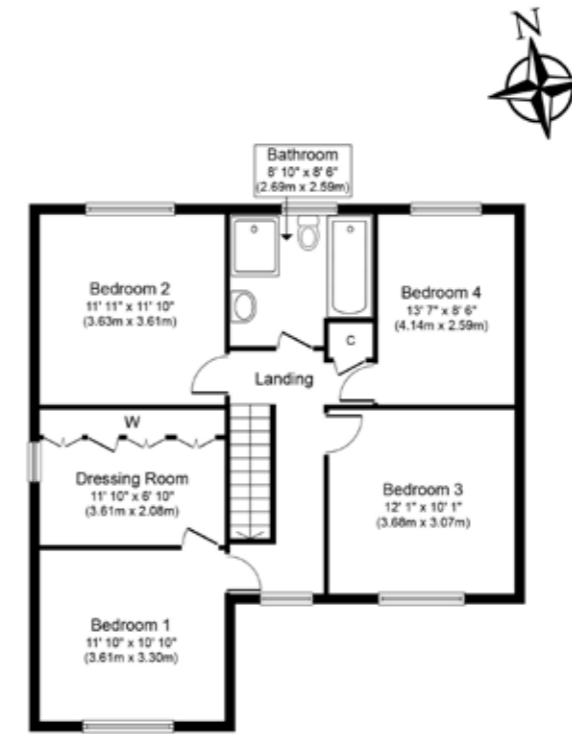


“The patio is a sun trap, summer days are a dream to behold.”

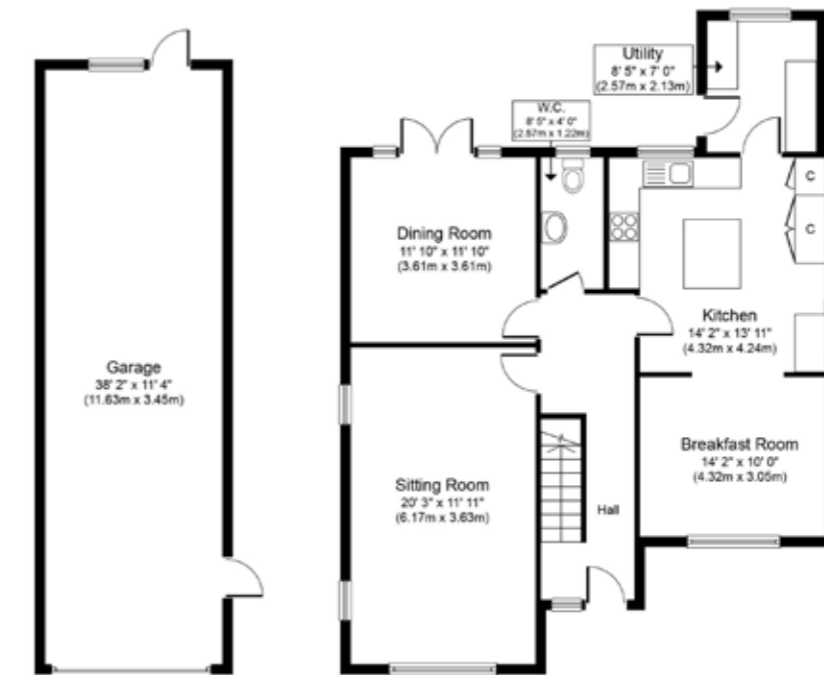
The gravel driveway provides ample off road parking and leads to the garage, providing secure storage, additional parking for a vehicle, or it could be transformed into a workshop or hobby space to suit your needs.







**First Floor**  
**Approximate Floor Area**  
**833 sq.ft.**  
**(77.4 sq.m.)**



**Garage**  
**Approximate Floor Area**  
**431 sq.ft.**  
**(40.0 sq.m.)**

**Ground Floor**  
**Approximate Floor Area**  
**920 sq.ft.**  
**(85.4 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

# Mattishall

IN NORFOLK  
IS THE PLACE TO CALL HOME



A village with a strong community. From festive celebrations to gatherings at the social club or local cafe, there is so much to be a part of.

Mattishall offers a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, butchers, fish and chips takeaway, hairdressers, and a very popular junior school.

There is also a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre.

Grab a bite to eat and take a walk around the village and its surrounding fields, or perhaps stop and have a picnic.

In addition to this the village has its own cricket, football, bowls and golf clubs for all ages. Situated approximately 2 miles from

the A47 providing straight-forward access to Norwich and Dereham, Mattishall is a village with convenience, especially for commuters.

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop.

There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the city.

The city of Norwich provides a wider range of amenities including major rail links to London and beyond and Norwich International Airport.



Note from the Vendor



The Gardens at Dally House.

“The massive garden is so much fun to play with the kids, or if someone has greener fingers it could be a masterpiece of display.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///vibe.constrain.enter

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# SOWERBYS



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