



INTRODUCING

# 1 Smithson Drive

*Mattishall, Norfolk*

# SOWERBYS



THE STORY OF

# 1 Smithson Drive

**Mattishall, Norfolk**  
**NR20 3QH**

**Offered Chain Free**

**Popular Village**

**Close to Amenities  
and Schools**

**Cul-De-Sac Location**

**Easy Access to A47**

**Potential to Improve**

**Two Bedrooms**

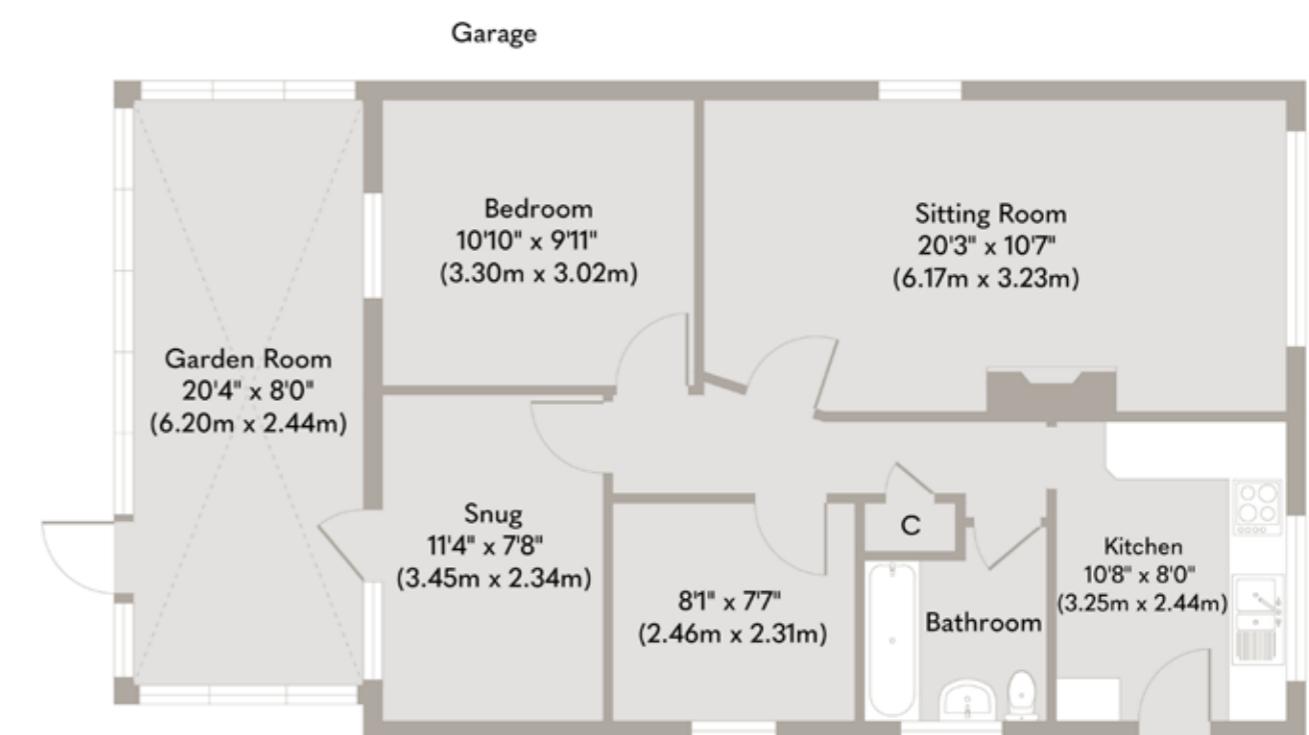
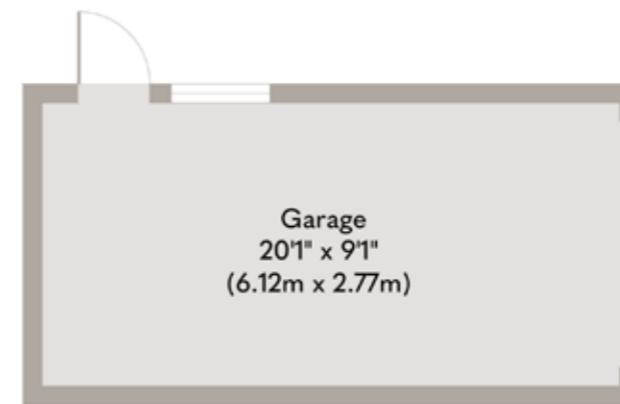
**Two Reception Rooms**

**S**mithson Drive offers a practical opportunity for buyers seeking a home in a well-connected village setting. Positioned in a quiet cul-de-sac in the heart of Mattishall, the property provides an easy daily routine with local shops, schools, and essential amenities all within convenient reach. Access to the A47 is straightforward, making travel towards Norwich, Dereham, and wider routes simple for commuters or regular travellers.

The home is offered chain free, allowing a smooth and uncomplicated purchase process. It includes two bedrooms and two reception rooms, giving flexibility for modern living - whether that's creating work-from-home space, a defined dining area, or a separate lounge setup. The property also presents clear potential to improve, making it suitable for buyers looking to place their own stamp on a home and adapt it to their personal needs or long-term plans.

With its practical layout, strong village location, and scope to update, Smithson Drive suits those wanting a straightforward move with the opportunity to improve and add value over time.





Approximate Floor Area  
854 sq. ft  
(79.33 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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# Mattishall

## A POPULAR AND WELL-SERVED VILLAGE

The popular village of Mattishall is about 9 miles to the west of Norwich and 4 miles from the market town of Dereham.

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

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre. In addition to this the village has its own cricket, football, bowls and golf clubs for all ages. The village is about 2 miles from the A47 providing straight-forward access to Norwich and Dereham.

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 Sowerbys



"Positioned in a quiet cul-de-sac in the heart of Mattishall, the property provides an easy daily routine with local shops, schools, and essential amenities all within convenient reach."



#### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

#### COUNCIL TAX

Band B.

#### ENERGY EFFICIENCY RATING

E. Ref:- 3500-1159-0122-7292-3773

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: //cropping.factories.chains

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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