



25 Moorfield Road, Mattishall  
£375,000



# 25 Moorfield Road

## Mattishall, Dereham

Set in the ever-popular village of Mattishall, this generously sized three-bedroom detached family home combines comfort and countryside charm. Featuring two generous reception rooms, a bright conservatory, and a well-equipped kitchen, the ground floor provides excellent space for both everyday life and entertaining. Upstairs, all three bedrooms are well-sized and complemented by a stylish four-piece family bathroom. Outside, the property boasts a private rear garden, off-road parking, and a garage. With oil-fired central heating, UPVC double glazing, and a peaceful village setting, this home blends comfort, practicality, and rural charm.

### The Location

As you leave Moorfield Road, you are greeted by the convenience of the highly sought-after village of Mattishall. This idyllic location places everything you need within easy reach, with a range of local amenities just a short walk away, including a primary school, inviting cafés, shops, a village hall and the historic Church. For those who enjoy the outdoors, the village is well-served with numerous public footpaths offering scenic walks across the surrounding countryside. Additionally, a Doctor's surgery and pharmacy provide excellent healthcare services right on your doorstep.

For further amenities, the bustling town of Dereham is just 3 miles away, where you'll find a wide range of services including schools for all ages, a cinema and a large leisure centre.

The vibrant city of Norwich, located approximately 15 miles to the east, offers a wealth of shopping, dining, and entertainment options, ensuring that both everyday conveniences and exciting city life are easily accessible.







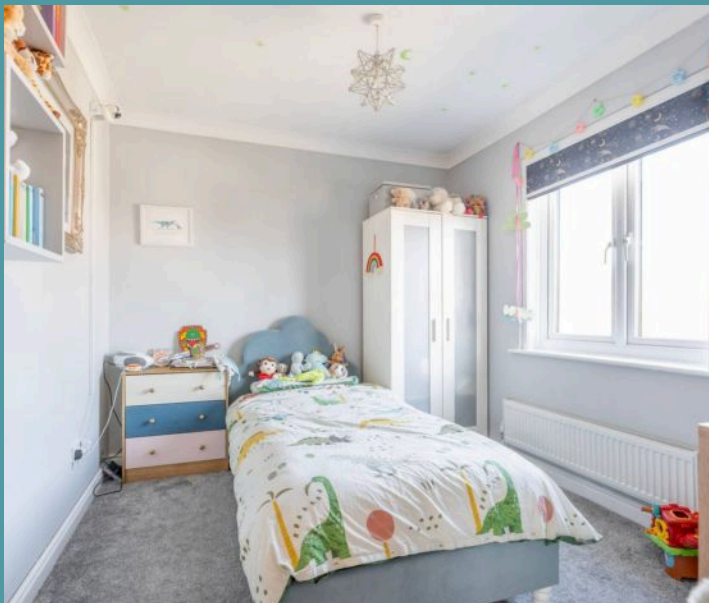
## 25 Moorfield Road

Mattishall, Dereham

### Moorfield Road

Tucked away in a quiet cul-de-sac, this impressive family home enjoys a generous plot and a thoughtfully upgraded interior. The entrance hall opens into a bright and airy lounge, filled with natural light from its dual-aspect windows – a comfortable space to unwind, whether you're hosting or relaxing with loved ones.

Adjacent, a versatile second reception room offers plenty of potential, whether used as a formal dining area, a playroom, or even a home office. The heart of the home is the spacious kitchen, offering a well-planned layout with abundant worktop space and cabinetry. Newly fitted wooden flooring enhances the ground floor, while a conservatory spans the rear, offering garden views and making the most of the outdoors all year round. Completing the downstairs, a cloakroom adds everyday convenience.







## 25 Moorfield Road

### Mattishall, Dereham

Upstairs, three well-sized bedrooms provide excellent proportions for both family living and visiting guests, each room benefitting from natural light and considered design. The newly installed bathroom has been finished to a high standard, offering a four-piece suite with both a walk-in shower and separate bath – perfect for the morning rush or a relaxing soak at the end of the day.

To the front, the home enjoys off-road parking via the driveway, along with a garage for secure storage or workshop use. Step into the rear garden and you'll find an expansive, mature outdoor space – largely laid to lawn and beautifully maintained with established flower beds, a spacious patio for summer entertaining, and a timber shed. A standout feature is the large outbuilding, ideal for use as a workshop, studio, or additional storage. The garden is fully enclosed with fencing and hedging, offering a secure setting for children and pets to enjoy safely.

Further benefits include oil-fired central heating, UPVC double glazing throughout, and a location that offers a welcoming sense of community thanks to friendly neighbours. With generous outdoor space, flexible living areas, and recent upgrades throughout, this is a property that truly meets the needs of modern family life.

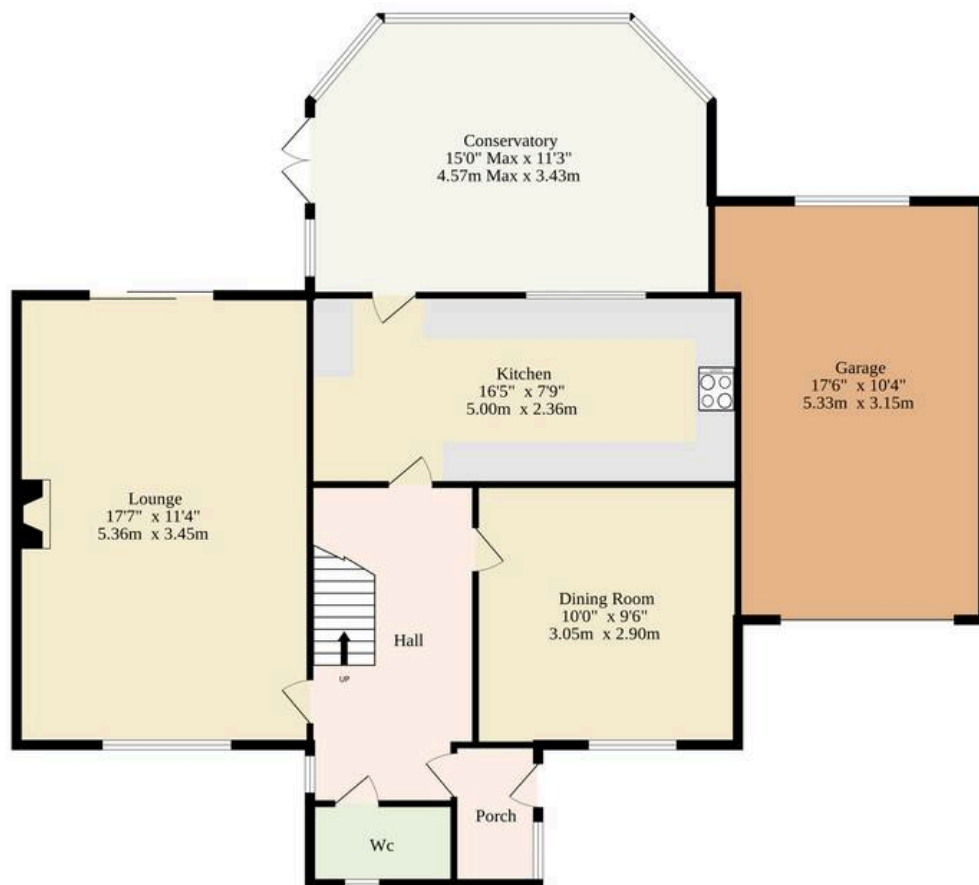
#### Agents Note

Sold Freehold

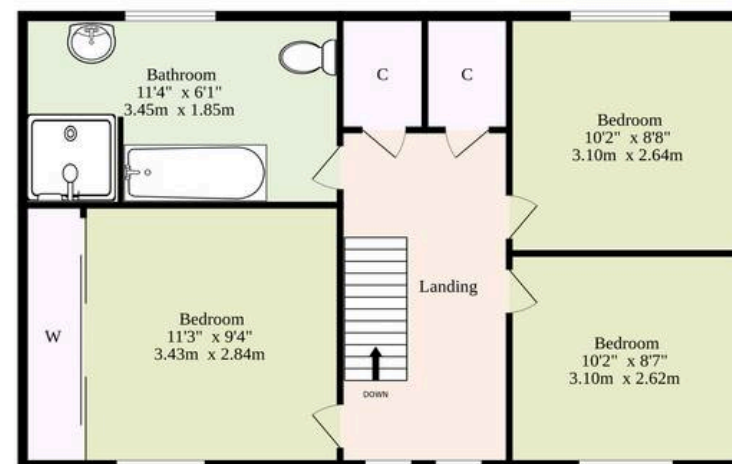
Connected to oil-fired heating, alongside remaining mains services



**Ground Floor**  
862 sq.ft. (80.1 sq.m.) approx.



**1st Floor**  
458 sq.ft. (42.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025