

## 77 Dereham Road, Mattishall - NR20 3NT

£400,000 - £425,000 Freehold

Located in the centre of Mattishall, this beautifully presented detached Victorian period cottage offers generous and flexible living across two floors. The property features three double bedrooms, including a main bedroom with en-suite and built-in wardrobes in the remaining two. A spacious lounge with a characterful brick-surround wood burner leads into a well-equipped kitchen and a versatile dining room with French doors to the garden. Traditional details such as exposed wooden beams, tiled floors, and tasteful décor complement the home's charm, while modern comforts include ample storage. Outside, the private rear garden boasts a patio, lawn, mature planting, and a summerhouse, with a garage and driveway providing off-road parking. Village amenities include a convenience store, post office, doctors' surgery, pharmacy, primary school, and café.



## Location

Set within the popular village of Mattishall, Dereham Road offers a convenient position with excellent access to both rural surroundings and nearby market towns. The village itself provides a strong sense of community along with a range of everyday amenities, including a convenience store, post office, doctors' surgery, pharmacy, primary school, and café. For broader services, the bustling town of Dereham is just a short drive away, offering supermarkets, leisure facilities, and additional shopping. The area is also well-placed for road connections into Norwich and beyond, making it ideal for those seeking village life with easy access to the city or the coast.



## Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Oil  
Central Heating

Council Tax Band- C





## Dereham Road, Mattishall

Step through the front porch and into the heart of this beautifully presented period home, where charm and comfort come together effortlessly. As you enter the spacious lounge, you're welcomed by an abundance of natural light streaming through the large front-facing windows. This inviting room is the perfect place to unwind, featuring a characterful brick-surround wood burner that creates a cosy focal point, along with custom shelving and built-in storage for practical elegance. The soft carpet underfoot and thoughtful layout create a warm, homely feel, offering ample space for both relaxation and entertaining.

From the lounge, move through to the well-equipped kitchen, a functional and attractive space with a generous range of fitted units and countertop space, perfect for preparing meals with ease. The tiled splashbacks and freestanding oven, complete with hob and extractor, are both stylish and practical. Meanwhile, the tiled flooring and exposed wooden beams add a classic touch, in keeping with the home's period character. Inset ceiling lighting provides a modern contrast, creating a bright and inviting atmosphere.

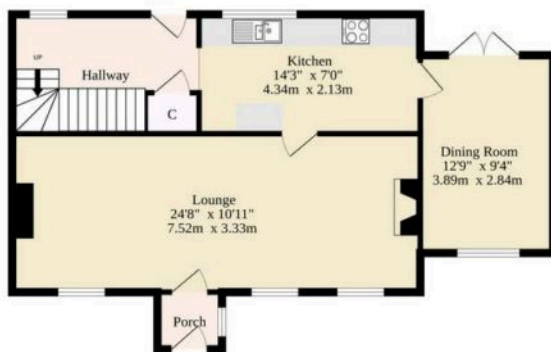
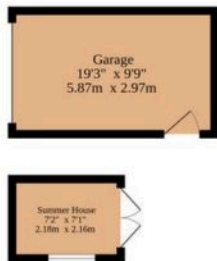
The kitchen opens directly into the adjoining dining room, a versatile and well-lit space that can be adapted to suit your lifestyle. With wood-effect tiled flooring underfoot and French doors that open onto the rear garden, it's equally suited to casual family dinners, working from home, or hosting guests in comfort. Continue through to the rear hallway, where you'll find a handy storage cupboard, access to the rear garden, and the staircase leading to the upper floor.

Upstairs, the home offers three spacious double bedrooms, each finished with soft carpet flooring and decorated in neutral tones to create restful spaces. The main bedroom is particularly impressive, featuring its own en-suite shower room complete with a glass shower cubicle, tiled walls, and extractor fan, offering a private and well-appointed space to begin and end your day. The second and third bedrooms benefit from built-in wardrobes, providing excellent storage without compromising on space. These rooms are served by a modern family bathroom, tastefully tiled and fitted with an extractor fan, continuing the home's theme of quality and thoughtful design. Throughout the home, double glazing ensures energy efficiency and year-round comfort, and a new boiler has also been installed to provide reliable and efficient heating.

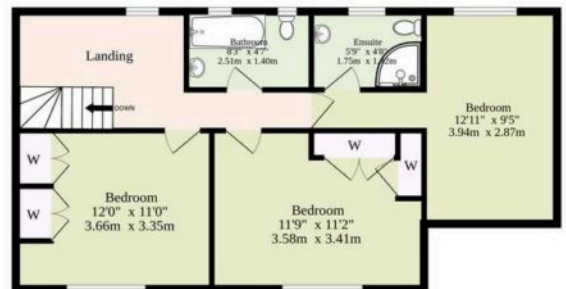
Step outside to discover a private, well-enclosed rear garden, a generous outdoor space designed for both relaxation and everyday enjoyment. With a mix of lawn and patio, mature planted borders, and a charming summerhouse, this garden offers plenty of opportunity to enjoy the outdoors in peace and privacy. To the front, the home features an enclosed garden, and a damp proof course (DPC) has been installed to help protect against rising damp. The property benefits from a shared driveway providing ample off-road parking, along with a garage for secure storage or workshop use. The garage also offers convenient access to the rear garden.



Ground Floor  
767 sq.ft. (71.3 sq.m.) approx.



1st Floor  
551 sq.ft. (51.2 sq.m.) approx.



Sqft Includes Summer House And Garage

TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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