



21 Willow Close, Mattishall

Dereham



Minors & Brady



## 21 Willow Close

Mattishall, Dereham

Positioned down a quiet cul-de-sac in the popular village of Mattishall, this semi-detached bungalow combines modern touches with the ease of single-level living. The bright entrance hall sets a welcoming tone, leading into a stylish kitchen with quality cabinetry and a Range-style oven, complemented by space for all your everyday appliances. The open-plan sitting and dining room is beautifully presented, offering a comfortable setting for both daily life and entertaining. Two double bedrooms provide space and privacy, one enhanced by French doors opening directly to the garden, alongside a contemporary shower room. Outside, the level garden is well maintained, featuring a raised patio for seating, a neat lawn, planted beds and a timber shed. Practical benefits include a driveway, garage, and a newly installed eco-friendly electric heating system that can be conveniently controlled via an app. Perfect for those looking to downsize or enjoy the ease of bungalow living in a welcoming village community.



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## 21 Willow Close

Mattishall, Dereham

- Semi-detached bungalow proudly positioned down a quiet cul-de-sac, in the Norfolk village of Mattishall
- Perfect for someone looking to downsize, or if you require a single-level layout
- Modern kitchen equipped with quality cabinetry, a Range-style oven, space for a fridge/freezer and under-counter areas for your appliances
- Open-plan sitting/dining room that is beautifully presented, inviting relaxation and entertaining
- Two double bedrooms offering comfort and privacy, complemented by a contemporary shower room
- A private, levelled garden that is well-maintained, featuring a raised patio for seating arrangements, a laid to lawn, planted beds and a timber storage shed
- A driveway providing off-road parking and a garage for storage options
- Newly installed eco-friendly 'Ducasa' electric heating system that can be controlled via an app
- Close to local shops, schools for all ages, healthcare facilities and transport links



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## 21 Willow Close

Mattishall, Dereham

### Location

Willow Close is a quiet residential cul-de-sac set within the heart of the popular Norfolk village of Mattishall. The village offers a good range of day-to-day amenities, including a convenience store and post office, a butcher, a pharmacy and doctor's surgery, as well as a café and a traditional public house. For families, Mattishall Primary School is within easy reach, while older children typically travel to nearby Dereham or Wymondham for secondary education. Healthcare needs are well served by the local surgery and pharmacy, both located in the village centre.

Transport links are convenient, with regular bus services connecting Mattishall to Dereham and Norwich, while road users benefit from close access to the A47 for onward journeys. Rail connections can be found at Wymondham or Norwich, offering services across the region and to London. Altogether, Willow Close combines the peace of a tucked-away village location with the practicality of strong local facilities and good transport connections.





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Stepping inside, you're welcomed by a bright and airy entrance hall that immediately sets the tone for the property's inviting atmosphere. The modern kitchen is thoughtfully arranged, fitted with quality cabinetry and a Range-style oven, while also providing ample space for everyday appliances. It's a space that balances practicality with charm, making daily living both easy and enjoyable.

At the heart of the home lies the beautifully presented open-plan sitting and dining room. Perfect for both relaxation and entertaining, it's a space that flows effortlessly, whether you're enjoying a quiet evening or hosting friends and family.

The bungalow offers two comfortable double bedrooms, each designed to provide privacy and rest. One bedroom enjoys French doors that open directly onto the garden, blending indoor and outdoor living in a way that feels wonderfully seamless. A contemporary shower room completes the accommodation, comprising of a three-piece suite, with both style and function.



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Outside, the private rear garden is thoughtfully landscaped to provide year-round enjoyment. A raised patio is perfectly positioned for a summer bbq or evening drinks, while the lawn and planted borders bring colour and life to the setting. A timber shed offers handy storage, and the garden remains low-maintenance yet inviting.

Practical features include a driveway for off-road parking and a garage, ideal for additional storage. The home also benefits from a newly installed, eco-friendly 'Ducasa' electric heating system, which can be easily controlled via an app—offering efficiency and modern convenience.

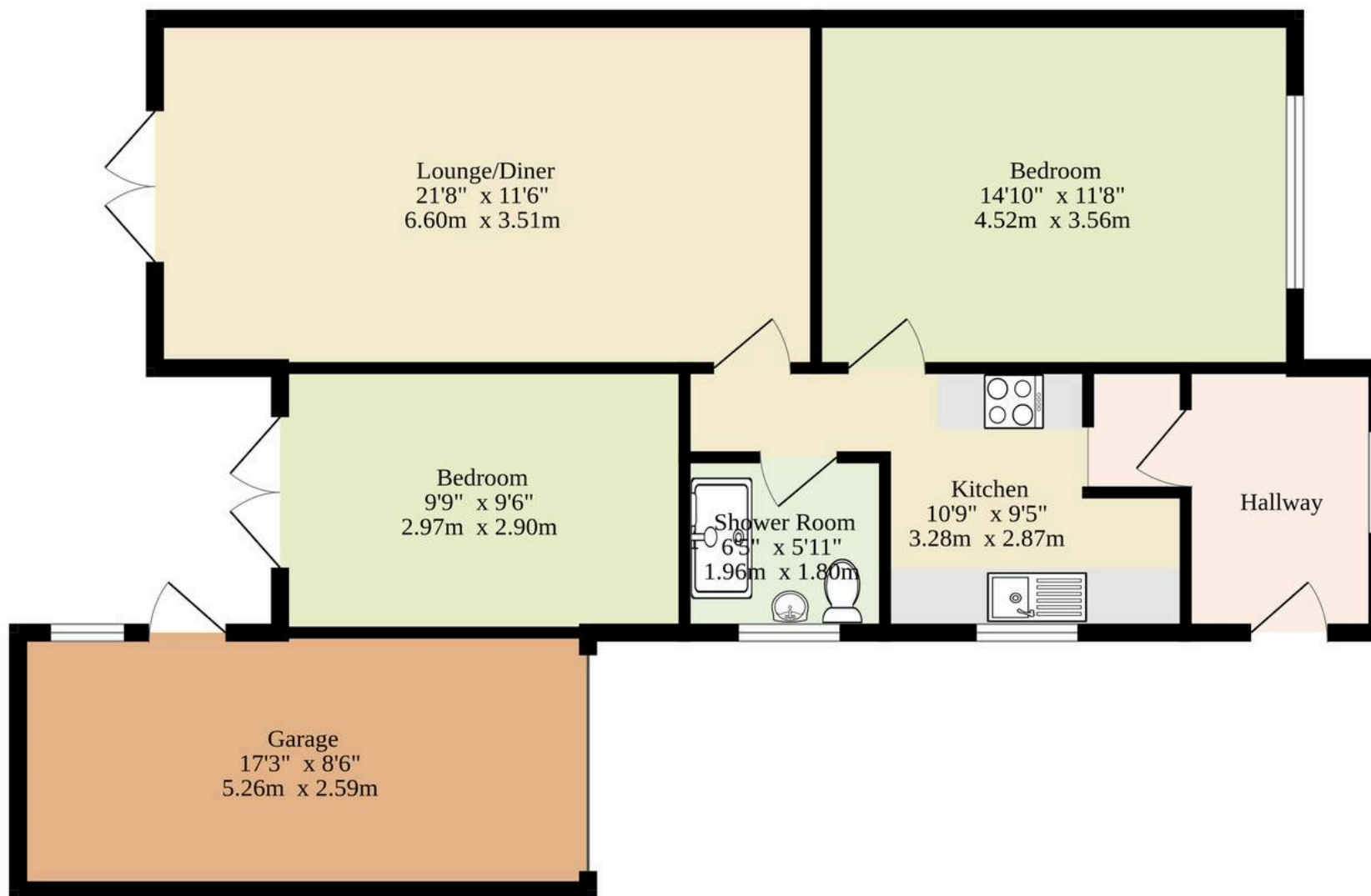
Agents note

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
**730 sq.ft. (67.8 sq.m.) approx.**



**TOTAL FLOOR AREA : 730 sq.ft. (67.8 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.  
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