



49 Burgh Lane, Mattishall

Dereham



Minors & Brady

49 Burgh Lane

Mattishall, Dereham

Enjoy the ease of village living with this charming detached bungalow in Mattishall, offered with no onward chain. Set on a generous, private plot, it features a bright sitting room with a brick-built fireplace, a sunlit conservatory, a flexible dining/snug room, a well-equipped kitchen with utility, two double bedrooms including an en-suite, and a family bathroom. Outside, a wrap-around garden with patio, lawn, mature beds and greenhouse is complemented by a driveway and garage, creating the perfect downsizing opportunity for those seeking comfort and convenience in a peaceful Norfolk setting.



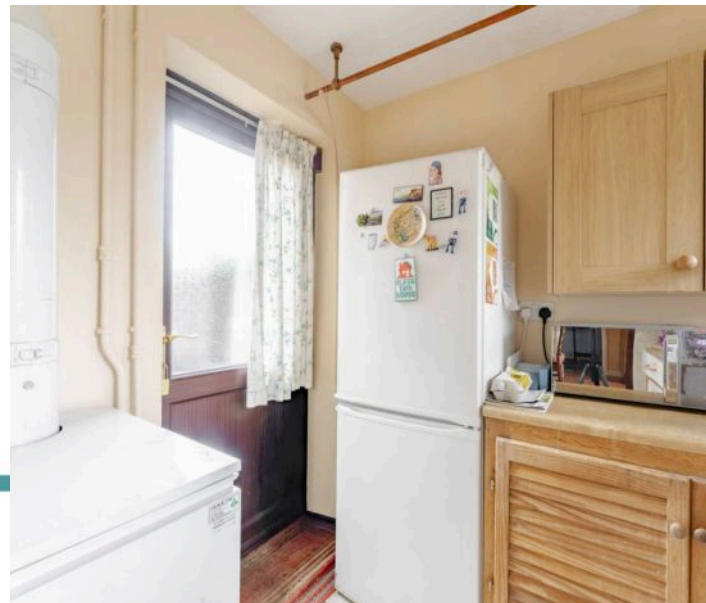


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49 Burgh Lane

Mattishall, Dereham

- No onward chain
- Detached bungalow tucked away on a lovely sized plot, in the Norfolk village of Mattishall
- Perfect choice for someone looking to downsize
- Comfortable sitting room accentuated by a decorative brick-built fireplace, inviting relaxation and entertaining
- Conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Formal dining room encouraging meals with loved ones, with the flexibility to be a bedroom or a snug
- Kitchen fitted with wall and base cabinetry, a freestanding oven, under-counter areas for appliances and a functional utility room
- Two double bedrooms, a private en-suite and a bathroom
- A private, wrap-around garden featuring a patio for seating arrangements, a maintained lawn, established beds and a greenhouse
- A driveway providing off-road parking and a garage for storage options



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Location

Burgh Lane sits on the quiet southern edge of Mattishall, a traditional Norfolk village about nine miles west of Norwich and four miles east of Dereham. Mattishall offers everyday conveniences including a small supermarket and post office, a popular butcher, a café and takeaway fish-and-chip shop, as well as a friendly pub. Families benefit from Mattishall Primary School in the heart of the village, while secondary education is typically provided by schools in nearby Dereham or Wymondham. Healthcare needs are served by the Mattishall & Lenwade medical practice with an on-site pharmacy, and larger hospitals are a short drive away in Dereham and Norwich.

Transport links are good for a rural setting: regular bus services run through the village to both Dereham and Norwich, and the A47 is easily reached for car travel across the county. Rail connections are available at Wymondham and Norwich, both within a 15–20 minute drive. Together these features make Burgh Lane an attractive location for those seeking village life with practical access to shops, schools, healthcare and wider transport networks.



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Positioned in the peaceful Norfolk village of Mattishall, this charming detached bungalow offers an easy, low-maintenance lifestyle and the benefit of no onward chain. Set back on a generous, private plot, it's an ideal home for anyone looking to downsize while still enjoying space and comfort.

A welcoming porch entrance leads into a bright hallway with a handy built-in storage cupboard, setting a practical yet inviting tone. The sitting room is warm and relaxing, centred around a decorative brick-built fireplace, perfect for cosy evenings or gathering with friends. Flowing from here, a sun-filled conservatory opens the home to the garden, creating a seamless connection to the outdoors in every season.

The formal dining room encourages leisurely meals with loved ones and offers flexibility as an additional bedroom or snug. The well-planned kitchen features fitted wall and base units, a freestanding oven, and under-counter space for appliances, while the adjoining utility room for additional storage.



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Two generous double bedrooms provide comfort and privacy, with the main bedroom benefiting from a private en-suite. The family bathroom comprises of a three-piece suite, accommodating all residents in the household.

Outside, the wrap-around garden is well-maintained, with a patio for seating arrangements, a neat lawn, mature flower beds and even a greenhouse for garden enthusiasts. At the front of the residence is a driveway that offers off-road parking, accompanied by a garage for storage or workshop space.

Agents note

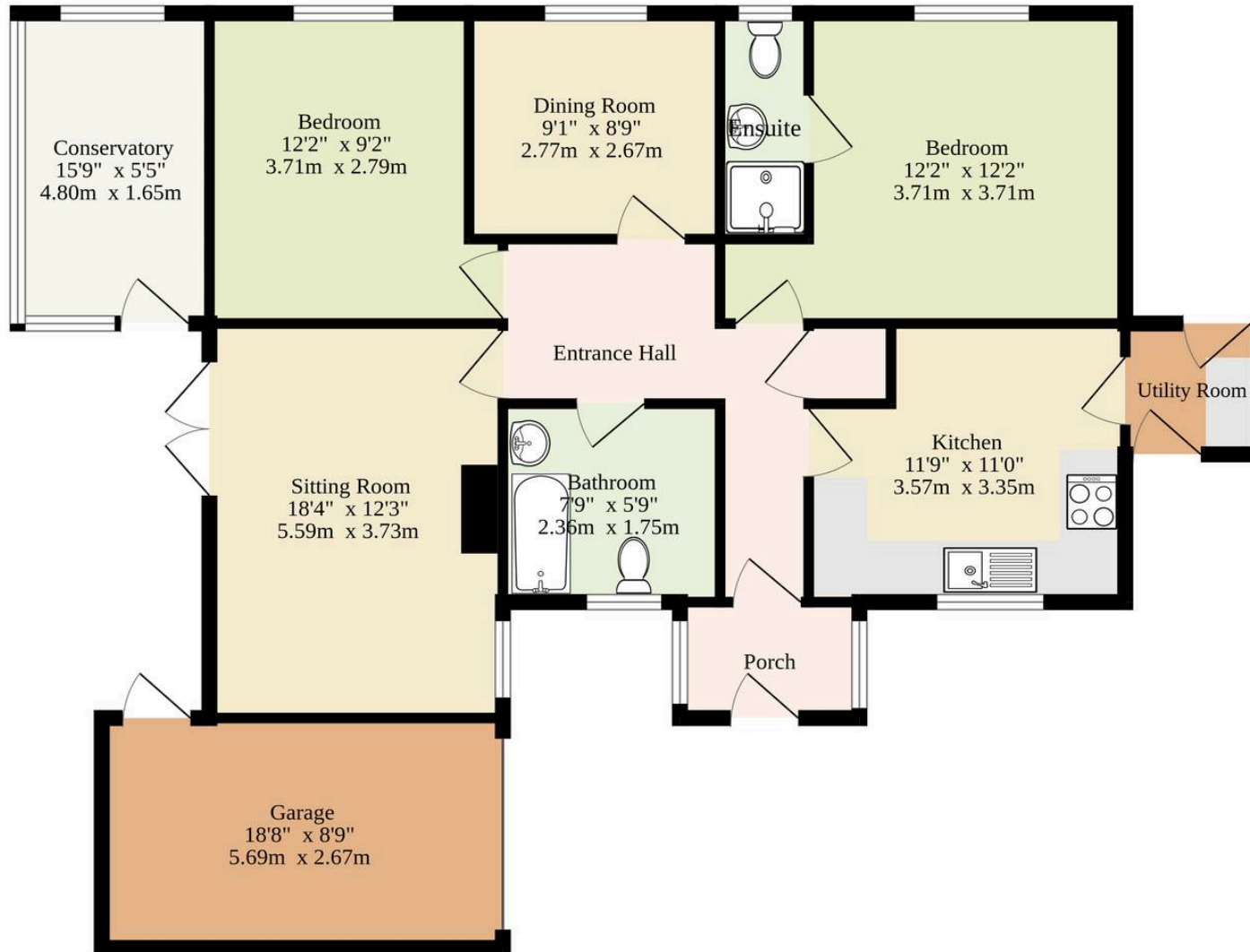
Freehold

Shared driveway



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Ground Floor
1153 sq.ft. (107.1 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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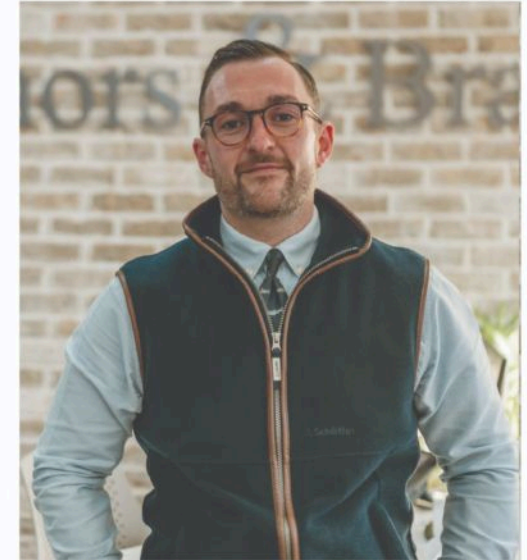
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Minors & Brady
Your home, our market



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