



27 Back Lane, Mattishall

Dereham



Minors & Brady

27 Back Lane

Mattishall, Dereham

Beyond the hum of the village, where countryside calm takes over, lies this beautifully renewed two-bedroom bungalow blending charm and modern ease. Set on a quiet road in sought-after Mattishall, it enjoys lovely open field views and a private, south-facing garden. Inside, every detail feels fresh and inviting, with new plastering, décor, flooring, and carpets throughout. The sleek, white kitchen features integrated appliances and a bright, contemporary finish. A newly fitted shower room offers modern luxury with a walk-in, non-slip tray and high-quality fixtures. Both bedrooms are spacious and filled with natural light, ideal for bedrooms or flexible use. The sitting/dining room opens directly onto the sunny garden, creating a seamless link between indoor comfort and outdoor tranquillity. With generous parking for up to five vehicles and easy access to local amenities, this move-in-ready home perfectly pairs village peace with modern living.

- Peaceful setting on a quiet village road with open field views
- Fully refurbished throughout with modern, high-quality finishes
- Bright, contemporary kitchen with integrated appliances
- Newly installed shower room with walk-in, non-slip tray
- Fresh plastering, décor, flooring, and carpets across all rooms
- Spacious sitting/dining room opening directly onto the garden
- Private, south-facing garden that is not overlooked
- Generous driveway with parking for up to five vehicles
- Energy-efficient features including self-reflective window coatings
- Sought-after Mattishall location close to amenities and countryside walks



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The Location

As you leave Back Lane, you're perfectly placed to enjoy all that the popular village of Mattishall has to offer. Just a short stroll away, you'll find a great selection of local amenities including a primary school, friendly cafés, independent shops, a village hall and the characterful village church.

For those who love the outdoors, scenic countryside walks are easily accessible via the many public footpaths that wind through the surrounding area. A doctor's surgery and pharmacy are also close by, providing essential healthcare within easy reach.

For a broader range of services, Dereham lies just 3 miles away, home to schools for all ages, a cinema and a large leisure centre. Meanwhile, the city of Norwich sits around 15 miles to the east, offering extensive shopping, dining and entertainment options. With excellent public transport links nearby, Back Lane combines the charm of village living with effortless access to town and city life.



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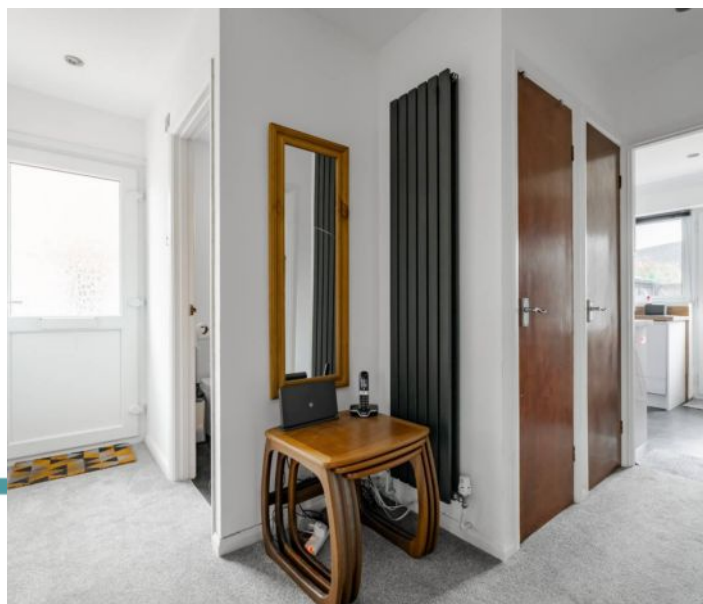
Back Lane, Mattishall

Set back on a quiet road in the sought-after village of Mattishall, this recently refurbished two-bedroom semi-detached bungalow offers a wonderful blend of modern comfort and countryside charm. Perfectly positioned with lovely open field views and a private, south-facing garden, this home promises both tranquillity and style.

Step inside and you'll immediately notice the fresh, modern finish throughout. The property has been newly plastered and decorated, with brand-new carpets and flooring giving each room a clean, contemporary feel. The sleek, modern kitchen is fitted with integrated appliances and finished in glossy white cabinetry for a bright, timeless look. Self-reflective window coatings provide both privacy and protection from the sun, ensuring a comfortable and energy-efficient living space.

The newly installed shower room features a stylish, walk-in, non-slip shower tray and quality fixtures, designed for ease of use and a touch of luxury. Both bedrooms are good-sized, offering plenty of space for furniture and natural light, making them ideal for restful retreats or versatile guest accommodation.

The sitting/dining room is a welcoming hub of the home, with direct access to the garden, perfect for entertaining or enjoying peaceful moments overlooking the fields. The garden itself is a true highlight: south-facing, sunny, and not overlooked, providing a private outdoor space to relax and unwind.



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To the front, a generous driveway provides ample parking for up to five vehicles, ideal for visitors or those with multiple cars.

Situated in a quiet and friendly area of Mattishall, this property offers easy access to local amenities while maintaining a sense of rural calm. With its fresh modern interiors, practical layout, and lovely outdoor setting, this bungalow is ready to move straight into and enjoy.

Agents Note

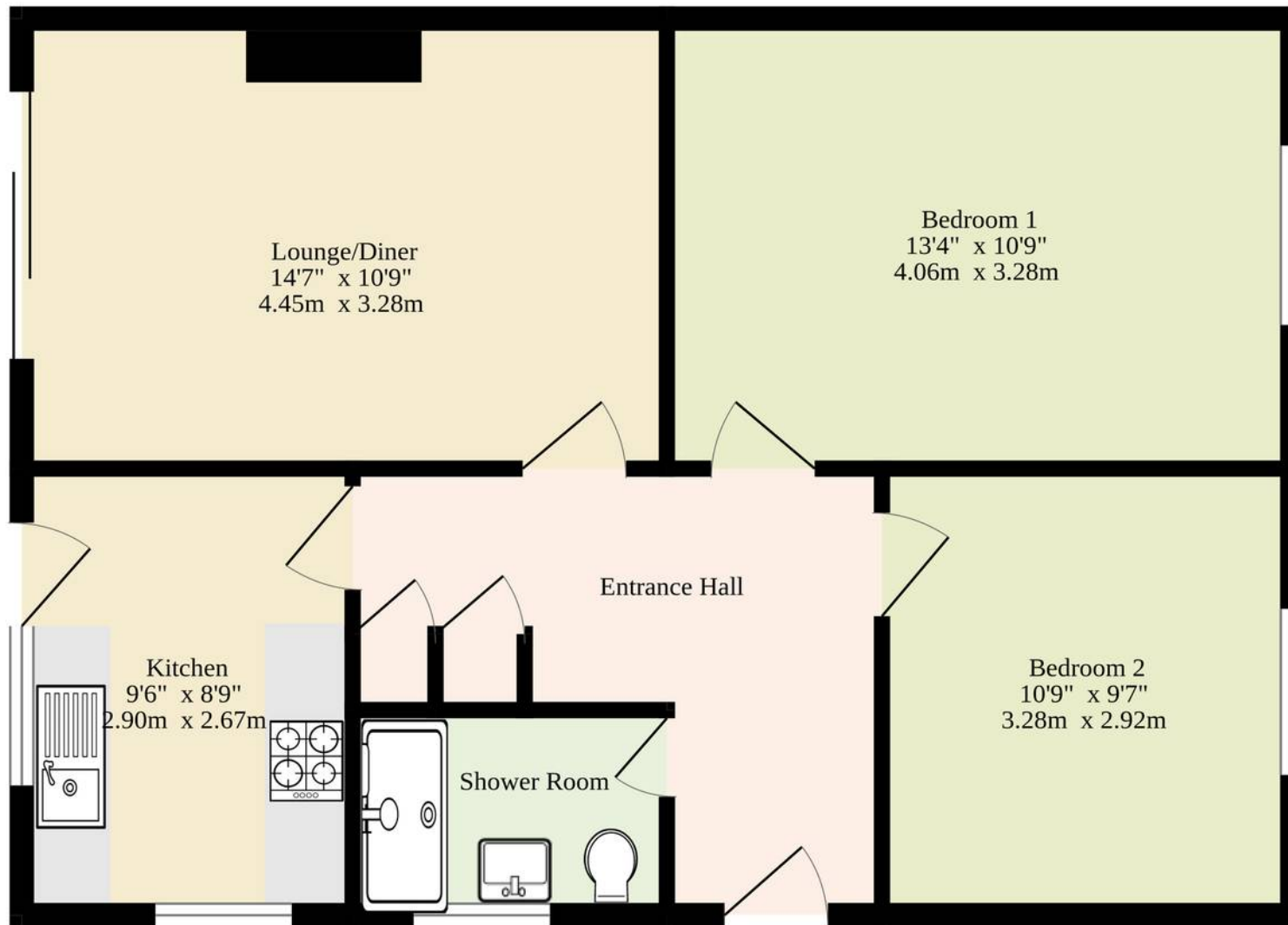
Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.



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Ground Floor
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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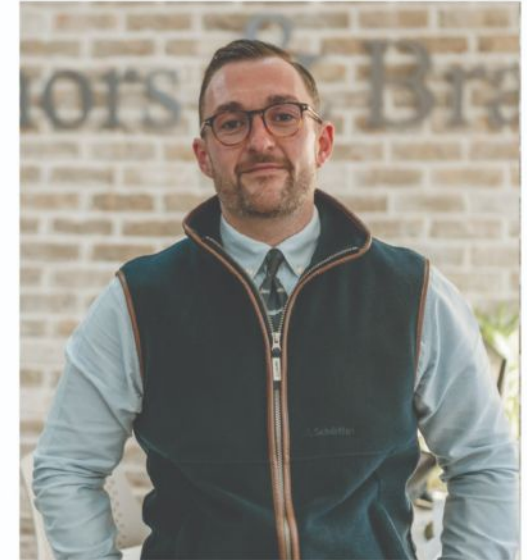
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