



22 Ivy Way, Mattishall

Dereham

Minors & Brady

22 Ivy Way

Mattishall, Dereham

Located on a prominent corner in the heart of Mattishall, this detached home feels bright, welcoming, and effortlessly adaptable to family life. Light spills through the extended conservatory into the living spaces, creating a sense of openness that carries through from the sitting and dining areas to the kitchen, where everyday routines naturally flow into moments spent in the garden. Outside, a private, non-overlooked space offers a patio and a lawn that invites outdoor enjoyment. Upstairs, the bedrooms offer the utmost comfort and privacy, while the newly refurbished bathroom comprises of a modern three-piece suite. With thoughtful touches like energy-efficient solar panels, flexible living areas, and a driveway for off-road parking, the house balances modern convenience with timeless comfort, offering a home where life feels both relaxed and connected to the rhythms of the village around it.



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22 Ivy Way

Mattishall, Dereham

- Detached residence proudly positioned on a corner plot within the sought-after village of Mattishall
- Beautiful family home showcasing spacious and flexible accommodation that can easily adapt to your own style and preferences
- Large sitting room that flows into a dining area, inviting relaxation and entertaining
- Kitchen equipped with quality cabinetry, a range-style oven, a double butler sink, an integrated dishwasher, space for a fridge/freezer and French doors out to the patio
- Extended conservatory that is filled with an abundance of natural light, offering panoramic views of the garden
- Four bedrooms that offer comfort and privacy, alongside a newly refurbished family bathroom
- A private, non-overlooked garden featuring a patio for seating arrangements, a laid to lawn and space for a storage shed
- A paved driveway providing off-road parking
- Energy efficient solar panels
- Close to local shops, schools for all ages, healthcare facilities and transport links



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Location

In the heart of the Norfolk countryside, Ivy Way enjoys a peaceful setting within the well-served village of Mattishall, a friendly and self-contained community about six miles east of Dereham and twelve miles west of Norwich. Life here balances rural tranquillity with everyday convenience. The village centre offers a local shop and Post Office, a butcher, hair salon, coffee shop, and a welcoming village pub, all within a pleasant stroll from Ivy Way. Families benefit from the highly regarded Mattishall Primary School, while older children usually attend one of several good secondary schools in nearby Dereham. The village also has a doctor's surgery, pharmacy, dentist, and a well-used community hall that hosts clubs, exercise classes, and social events, fostering a strong local spirit.

For outdoor enthusiasts, there are open green spaces, sports fields, and scenic country walks right on the doorstep. Transport links are excellent for a rural setting, with regular bus routes to Norwich and Dereham, and easy access to the A47 for commuting by car. Norwich's rail connections and cultural amenities are just a short drive away, meaning residents enjoy the best of both worlds, countryside calm and city convenience. Ivy Way offers a relaxed, community-minded lifestyle, ideal for families, professionals, and retirees seeking a slower pace without sacrificing accessibility or comfort.



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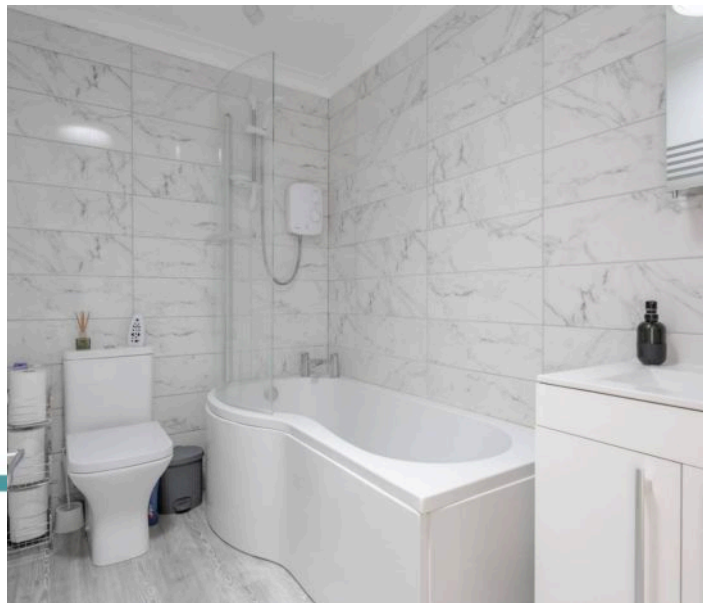
22 Ivy Way

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Set proudly on a generous corner plot within the highly desirable village of Mattishall, this exceptional detached residence offers a perfect blend of space, style, and functionality. Designed with family living in mind, the home provides versatile accommodation that can effortlessly adapt to your personal tastes and lifestyle.

A welcoming entrance hall greets you on arrival, providing a sense of space and light, and is complemented by a convenient ground-floor WC. From here, the heart of the home unfolds: a large sitting room that seamlessly flows into the dining area, creating a warm and inviting space for everyday living, family gatherings, or entertaining friends. Natural light floods through the windows, highlighting the room's generous proportions and creating a sense of openness throughout.

The kitchen is thoughtfully designed for both practicality and style. Featuring quality cabinetry, a range-style oven, a double butler sink, an integrated dishwasher, and space for a fridge/freezer, ready for you to enjoy your home cooked meals. French doors open directly onto the patio, allowing the garden to become an extension of your living space, ideal for al fresco dining or summer barbecues. An extended conservatory is bathed in natural light, with panoramic views of the garden, allowing you to enjoy the changing seasons from the comfort of home.



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Upstairs, four well-proportioned bedrooms offer the utmost comfort and privacy, catering perfectly to families of all sizes. The newly refurbished family bathroom comprising of a three-piece suite, including a bathtub with a shower attachment, a toilet and a hand wash basin, complemented by marble-effect tiles.

Outside, the property continues to impress with a private, non-overlooked garden designed for both relaxation and activity. A paved patio provides the ideal setting for seating arrangements and outdoor entertaining, while the neatly laid lawn offers space for children to play or gardening. There is plenty of space for a timber storage shed, to store your garden equipment.

At the front of the residence is a paved driveway providing convenient off-road parking for multiple vehicles. Environmentally conscious buyers will also appreciate the energy-efficient solar panels, reflecting a modern approach to sustainable living.

This home is more than just a residence; it's a lifestyle. From the generous living spaces to the beautifully maintained garden, every aspect has been designed to create comfort, versatility, and a sense of wellbeing.

Agents note

Freehold

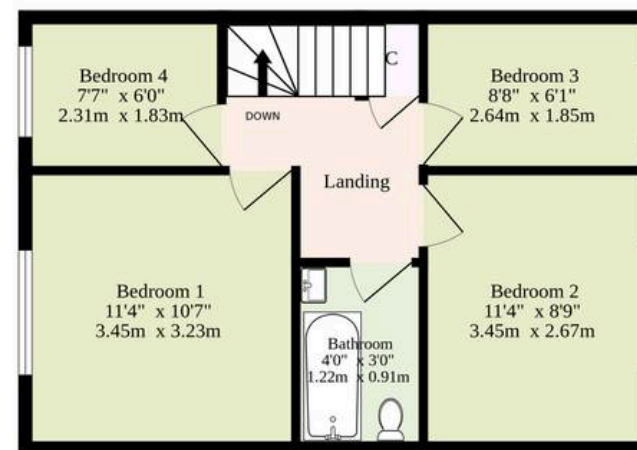


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
694 sq.ft. (64.5 sq.m.) approx.



1st Floor
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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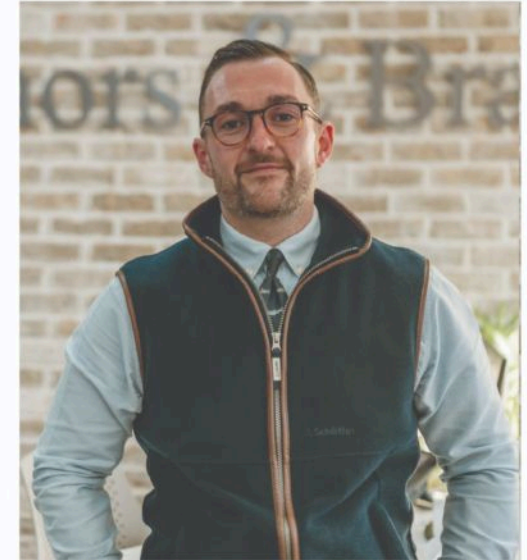
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Minors & Brady
Your home, our market



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