



2 The Green, Matlaske

Norwich



Minors & Brady

2 The Green

Matlaske, Norwich

There is something quietly captivating about a home that reveals itself gradually, set back behind gates in the peaceful surroundings of Matlaske, where space and privacy come as standard. This rarely available detached residence offers a unique opportunity to acquire a home that has been both extended and carefully improved over time. Inside, three distinct reception rooms provide flexibility for modern living, balancing sociable spaces with quieter corners to retreat to. The generous kitchen, fitted with an abundance of modern units, is designed with both practicality and everyday living in mind. Supporting spaces, including a utility room and ground floor WC, enhance the overall functionality of the home. Upstairs, three well-proportioned bedrooms are complemented by a contemporary three-piece bathroom suite. Outside, a substantial garden with a pond, workshop, and kennel completes the picture, offering a lifestyle that blends countryside charm with everyday convenience.

- Gated, tucked-away position offering privacy and exclusivity
- Rarely available home in the sought-after village of Matlaske
- Extended and improved throughout
- Three versatile reception rooms (sitting room, dining room & snug)
- Generous kitchen with extensive modern fitted storage
- Separate utility room and ground floor WC
- Three well-proportioned bedrooms
- Contemporary three-piece bathroom suite
- Substantial garden with pond and established planting
- Large workshop and kennel providing excellent external versatility





M&B

2 The Green

Matlaske, Norwich

The Location

Matlaske is a small, peaceful village tucked away in the gentle countryside of North Norfolk. Located about 20 miles north of Norwich, it lies within easy reach of towns such as Holt, Cromer, Sheringham, and Aylsham, all of which offer a range of schools, shops, and amenities. Despite its proximity to these larger towns, Matlaske retains a quiet, rural character that feels a world away from busy roads and modern developments.

The village is made up of a handful of traditional Norfolk cottages, many built from flint and brick, which line its narrow lanes and lend a timeless feel to the area. Central to the village is St. Peter's Church, an 11th-century building with striking medieval architecture. Its stone walls, simple yet elegant interior, and peaceful churchyard provide a sense of continuity with the past, reflecting the long history of the community.

Matlaske sits amid gently rolling farmland and open countryside, making it ideal for walking, cycling, and enjoying the local wildlife. Paths and tracks wind through the surrounding fields and woodlands, offering quiet spots for birdwatching or simply taking in the natural beauty of the area. The village itself is small, so community life tends to revolve around local gatherings and seasonal events, which help maintain a friendly and welcoming atmosphere.

For those seeking a rural retreat, Matlaske offers a chance to experience life at a slower pace. Its combination of historic buildings, scenic surroundings, and a close-knit community captures the essence of traditional Norfolk village life while remaining within easy reach of the coast and larger towns.



2 The Green

Matlaske, Norwich

The Green, Matlaske

Tucked away in the desirable rural village of Matlaske, this charming detached home sits discreetly behind a gated entrance, offering both privacy and a sense of arrival that is increasingly hard to find. Homes of this nature are rarely available within the area, making this a particularly appealing opportunity for those seeking a well-balanced blend of countryside living and modern comfort.

The property has been thoughtfully extended and improved over time, resulting in a versatile and well-proportioned layout. At its heart lies a trio of reception spaces, each serving a distinct purpose while flowing naturally from one to another. The sitting room provides a comfortable and welcoming main living area, while the dining room offers an ideal setting for both everyday meals and more formal gatherings. Completing the arrangement is a snug, perfect as a reading space or secondary lounge.

The kitchen has been designed with practicality in mind, featuring a generous range of modern fitted units that provide ample storage for all kitchen essentials. Its size allows for ease of movement and functionality, making it well-suited to daily use as well as entertaining.

Adjacent to the kitchen is a useful utility room, helping to keep household tasks neatly tucked away, along with a conveniently located ground floor WC.



M&B

2 The Green

Matlaske, Norwich

Upstairs, the home offers three bedrooms, each providing comfortable accommodation with flexibility for family living, guest space, or home working if required. These are served by a modern bathroom fitted with a contemporary three-piece suite, presented in a clean and functional style.

Externally, the property continues to impress with a substantial garden plot that offers both space and variety. The grounds feature a pond and have been subtly landscaped with a mix of shrubbery and flowering plants, creating a natural and evolving outdoor environment.

There is plenty of room for further personalisation, whether for gardening, recreation, or simply enjoying the peaceful surroundings. A large workshop provides excellent storage or hobby space, while the inclusion of a kennel adds further versatility for those with specific needs.

The home also benefits from recently installed windows and doors, enhancing both energy efficiency and overall presentation. Altogether, this is a well-rounded property that combines character, practicality, and a sought-after location, ideal for buyers looking for something a little different in a rarely available setting.

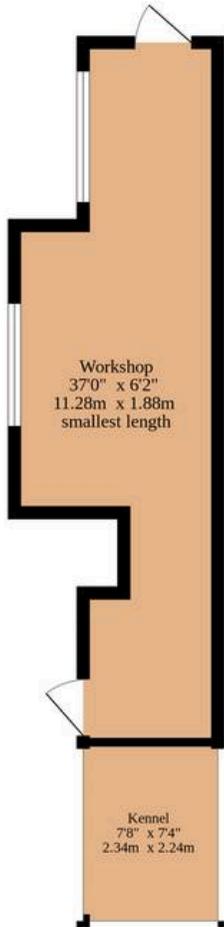
Agents Note

This property will be sold freehold.

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



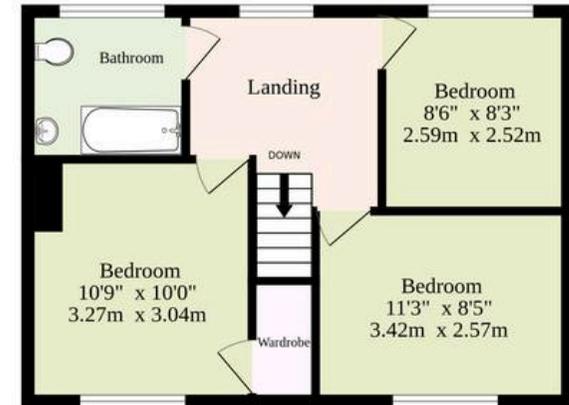
Workshop
287 sq.ft. (26.7 sq.m.) approx.



Ground Floor
783 sq.ft. (72.7 sq.m.) approx.



1st Floor
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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 ©2026

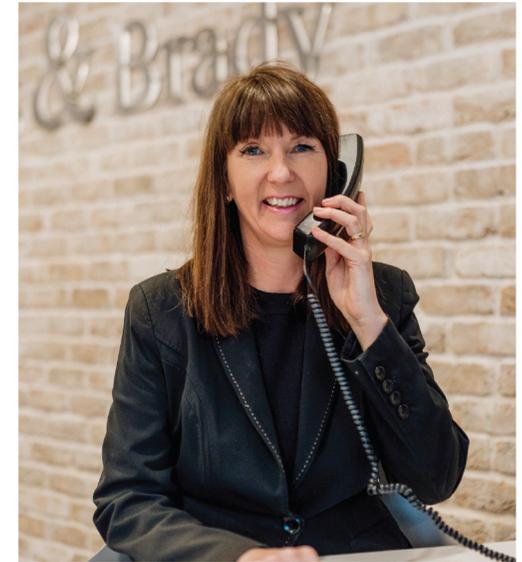
Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk