



12 Walnut Tree Road, Mattishall

Dereham



Minors & Brady

12 Walnut Tree Road

Mattishall, Dereham

Sunlight fills the living spaces of this detached family home on the edge of Mattishall village, creating a bright and welcoming atmosphere from the moment you step inside. The open-plan kitchen and dining area flow seamlessly to a private garden, ideal for summer entertaining or relaxed weekends. Three comfortable bedrooms, including a principal with ensuite, and practical touches like under-stairs storage and energy-efficient solar panels, make this home adaptable to modern family life. Centrally positioned between Dereham and Norwich, it offers convenience alongside a sense of space and comfort.



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- No onward chain
- Down a quiet, residential road on the edge of Mattishall village, lies this detached residence that is ideal for family living
- Immaculate interior that can easily adapt to your lifestyle preferences and style
- Kerb appeal showcasing Anthracite windows, contemporary cladding, energy efficient solar panels, a brick-weave driveway and a garage
- Spacious living room filled with an abundance of natural light from the French doors, inviting relaxation and entertaining
- Open-plan kitchen/dining room creating an effortless flow for everyday living, with French doors that open out to the garden, suitable for the summer months
- Kitchen equipped with gloss cabinetry, an integrated oven, a ceramic hob, a dishwasher, a fridge/freezer and plumbing for a washing machine
- Three bedrooms offering comfort and privacy, one of which is a principal bedroom with built-in wardrobes, a storage cupboard and a private en-suite
- A private, well-maintained garden featuring a patio for seating arrangements, a laid to lawn and a summerhouse/storage shed
- Prime position in the middle of both Dereham and Norwich, ensuring easy access to a wide range of essential amenities



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Mattishall

Walnut Tree Road lies within the heart of the Norfolk village of Mattishall, a community known for its blend of rural charm and accessible amenities. The village is situated approximately 4 miles west of Dereham and around 10 miles from Norwich, making it convenient for commuting to either town by car via the A47 or by regular local bus services.

The road itself is primarily residential, surrounded by open countryside and small green spaces, reflecting the village's peaceful character. Within easy reach of Walnut Tree Road are a selection of local shops and services, including a convenience store, post office, butcher, pharmacy, and cafes, alongside traditional village pubs that act as community hubs. Sports and leisure facilities such as football and cricket clubs, a bowls club, and walking routes through the surrounding fields provide opportunities for an active lifestyle.

For families, Mattishall Primary School is the nearest school, serving younger children within the village, while secondary schools are available in nearby Dereham, including Dereham Neatherd High School and Northgate High School. Other nearby primary schools, such as Yaxham Church of England Primary Academy, provide additional options within a short drive.

Transport links are practical for a rural setting. Regular bus routes connect Mattishall to Dereham and Norwich, while the A47 provides a direct route for car travel. The nearest train stations are located in Dereham and Norwich, giving access to the wider Norfolk region and beyond.



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Down a quiet, residential road on the edge of Mattishall village, this detached residence offers a perfect setting for family life. With an interior that has been meticulously maintained, the home adapts effortlessly to your personal style and day-to-day living.

From the road, the property makes an immediate impression with anthracite windows, modern cladding, energy-efficient solar panels, a brick-weave driveway, and a garage, all of which give a contemporary feel that will stand the test of time. The entrance hall welcomes you with a light and airy atmosphere, complete with under-stairs storage and a practical WC for family convenience.

The living room is a bright and inviting space, flooded with natural light through French doors, creating an ideal environment for relaxed evenings or entertaining friends and family. At the heart of the home, the open-plan kitchen and dining area offer seamless flow for everyday living. French doors open directly to the garden, perfect for enjoying warmer months and alfresco dining. The kitchen is fitted with high-gloss cabinetry and integrated appliances, including an oven, ceramic hob, dishwasher, and fridge/freezer, with plumbing ready for a washing machine.



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Upstairs, three well-appointed bedrooms provide comfort and privacy. The principal bedroom features built-in wardrobes, a storage cupboard, and a private en-suite, while the other two bedrooms offer flexible space for children, guests, or a home office. A contemporary family bathroom completes the accommodation with a modern three-piece suite.

Outside, the east/west facing garden has been thoughtfully maintained and offers a balance of leisure and practicality. A patio area provides a perfect spot for outdoor seating and summer gatherings, while the lawn offers space for play or relaxation. A summerhouse or storage shed adds versatility, whether for comfortable furniture, hobbies, or storage.

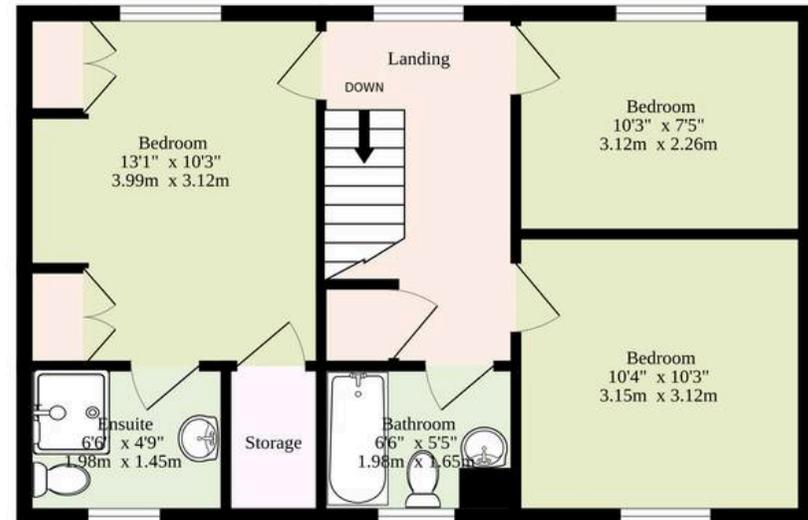
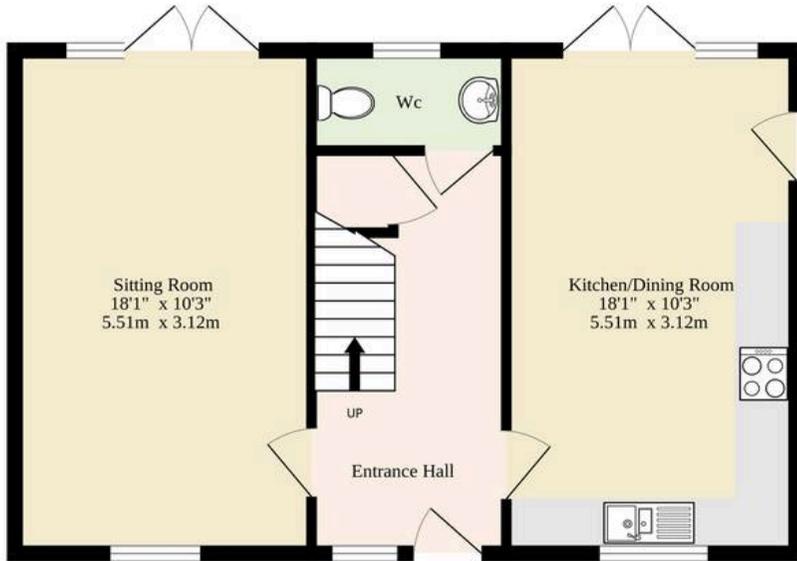
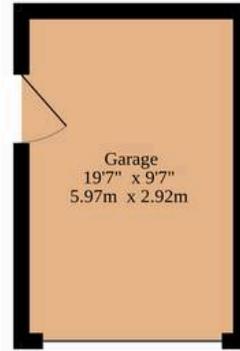
Located centrally between Dereham and Norwich, the property benefits from convenient access to a range of amenities, shops, schools, and transport links, while still offering the feeling of a friendly village community. With its combination of generous living spaces, stylish interior, and adaptable layout, this home is ready to welcome the next family to enjoy all it has to offer.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	92	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Ground Floor
681 sq.ft. (63.3 sq.m.) approx.

1st Floor
466 sq.ft. (43.3 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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.

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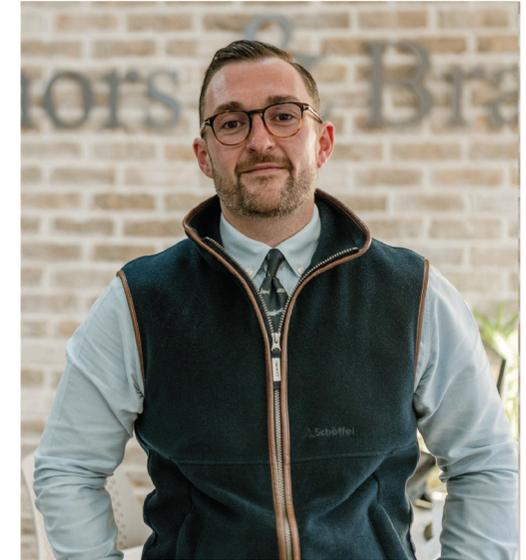
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