



5 Keys Farm, Mattishall

Dereham



Minors & Brady

5 Keys Farm

Mattishall, Dereham

Guide price: £325,000 - £350,000. This spacious and adaptable link-detached home, positioned within a quiet cul-de-sac in a small village development, offers a well-balanced layout designed to suit modern family living. With flexible accommodation across two floors, the property offers three or four bedrooms alongside multiple reception spaces, making it ideal for growing families, those working from home, or buyers seeking versatility.

The combination of a sociable kitchen and dining space, separate living areas, and a low-maintenance garden creates a home that is both practical and easy to enjoy, while the peaceful setting adds to its overall appeal.



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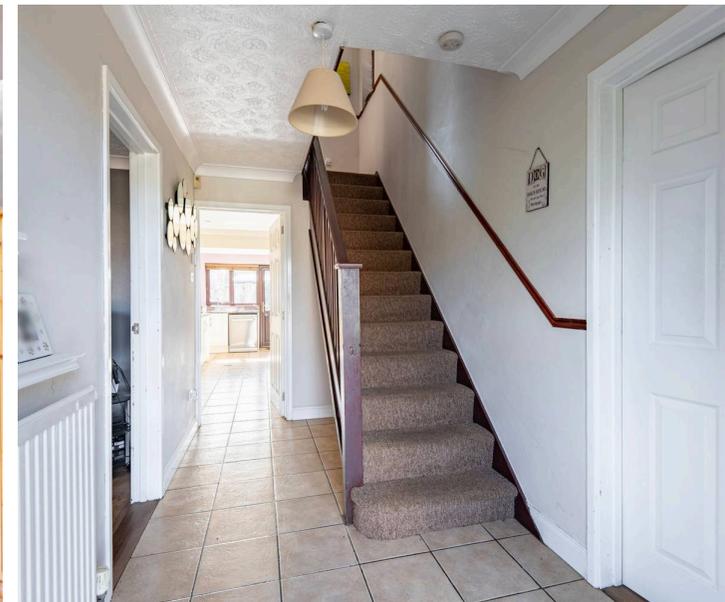
- Guide price: £325,000 - R350,000
- Spacious and adaptable 3 or 4 bedroom link detached home within a quiet cul de sac setting
- Open plan kitchen and dining room forming a sociable central living space
- Cosy lounge with log burner and bow window to the front
- Separate family room with doors opening to the rear garden
- Flexible ground floor layout including a fourth bedroom or additional reception room
- Separate utility room providing additional storage and laundry space
- Three first floor bedrooms, all with built in storage
- Enclosed, low maintenance rear garden with patio and artificial lawn
- Driveway providing off road parking and a detached garage for additional storage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Location

Located in the well-regarded village of Mattishall, this setting offers a countryside feel while remaining well connected to nearby towns and services. The village provides a range of everyday amenities, including a popular primary school, local shop, post office, and a selection of places to eat, all contributing to a strong community atmosphere.

Surrounded by open Norfolk countryside, the area is ideal for walking and outdoor pursuits, while the nearby market towns of Dereham and Wymondham offer a wider choice of supermarkets, schooling, and leisure facilities. There is also convenient access to Norwich, providing further shopping, dining, and transport links, making this location both practical and appealing for a variety of lifestyles.

Keys Farm

Stepping inside, a long entrance hall creates a welcoming first impression, with stairs rising to the first floor and access through to the main living areas. The lounge is positioned to the front of the property and features a bow window along with a log burner, creating a comfortable and inviting space. Double doors open through to the family room, allowing the two spaces to be used together or separately depending on the occasion.



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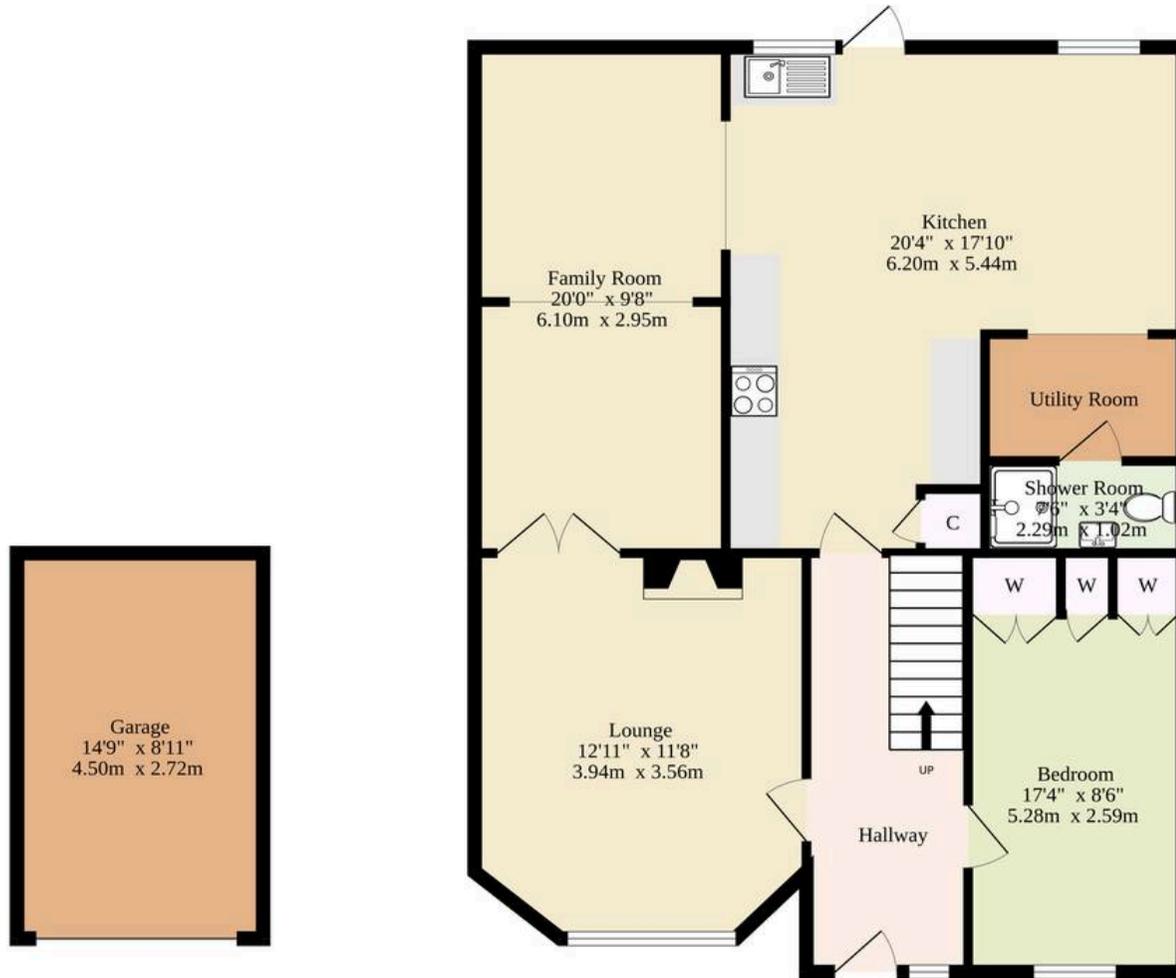
The family room sits to the rear and provides a generous second reception area, with doors opening directly onto the garden, making it well suited to both everyday use and entertaining. From here, the layout flows into the kitchen and dining room, which forms the central hub of the home. The kitchen is fitted with a range of units and worktop space, with room for appliances and food preparation, while the dining area offers space for a table, creating a sociable setting. A separate utility room is positioned just off the kitchen, providing additional storage and laundry space, along with access to the outside. Also on the ground floor is a shower room, as well as a versatile room that can be used as a fourth bedroom, home office, or additional reception room, depending on requirements.

Upstairs, the landing provides access to three bedrooms, all of which include built in storage. The rooms offer flexibility for family living, guests, or workspace, and are served by a family bathroom fitted with a bath, hand wash basin, and WC.

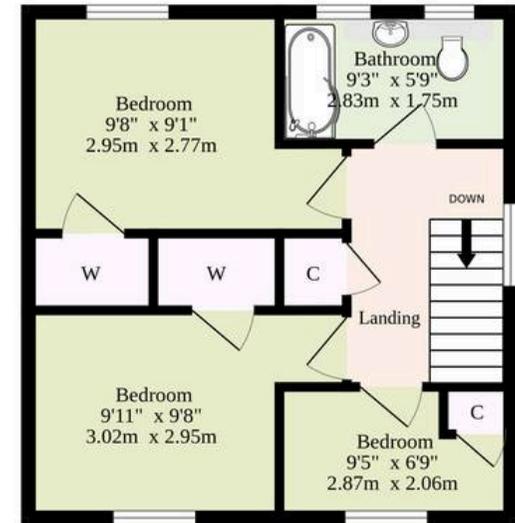
Externally, the property benefits from a privately enclosed rear garden designed for ease of maintenance, with a combination of patio and artificial lawn creating a practical outdoor space for seating and entertaining. To the front, a driveway provides off road parking and leads to a detached garage, offering additional storage.



Ground Floor
1162 sq.ft. (108.0 sq.m.) approx.



1st Floor
356 sq.ft. (33.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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