



53 Burgh Lane, Mattishall

Dereham



Minors & Brady

# 53 Burgh Lane

Mattishall, Dereham

Set within a desirable non-estate location in the heart of popular Mattishall, this attractive three-bedroom detached dormer bungalow is offered in excellent condition throughout. The well-planned accommodation is flexible and welcoming, centred around a bright lounge with log burner and garden-facing doors, ideal for relaxed modern living. A fitted kitchen with dining space flows into a charming conservatory, creating a sociable layout with plenty of natural light. Two ground-floor bedrooms and a family bathroom provide practical single-level living, while a generous first-floor bedroom with en-suite w.c. offers an excellent principal or guest suite. Externally, the property enjoys a large driveway, garage and beautifully maintained gardens to both front and rear. Altogether, this is a superbly enhanced home perfectly suited to a wide range of buyers seeking village life with comfort and flexibility.

- Desirable non-estate location in the popular village of Mattishall
- Attractive three-bedroom detached dormer bungalow in excellent condition
- Bright and inviting lounge with feature log burner and garden access
- Well-fitted kitchen with dining space and adjoining conservatory
- Two ground-floor bedrooms, including one with en suite shower room
- Spacious first-floor bedroom with additional en suite w.c.
- Versatile layout ideal for families, downsizers or multi-generational living
- Oil-fired central heating and double-glazed windows throughout
- Large shingle driveway, garage with power and storage above
- Beautifully maintained, enclosed rear garden with patio seating area



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Mattishall, Dereham

## The Location

Burgh Lane sits on the quiet southern edge of Mattishall, a traditional Norfolk village about nine miles west of Norwich and four miles east of Dereham. Mattishall offers everyday conveniences including a small supermarket and post office, a popular butcher, a café and takeaway fish-and-chip shop, as well as a friendly pub. Families benefit from Mattishall Primary School in the heart of the village, while secondary education is typically provided by schools in nearby Dereham or Wymondham. Healthcare needs are served by the Mattishall & Lenwade medical practice with an on-site pharmacy, and larger hospitals are a short drive away in Dereham and Norwich.

Transport links are good for a rural setting: regular bus services run through the village to both Dereham and Norwich, and the A47 is easily reached for car travel across the county. Rail connections are available at Wymondham and Norwich, both within a 15–20 minute drive. Together these features make Burgh Lane an attractive location for those seeking village life with practical access to shops, schools, healthcare and wider transport networks.



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# 53 Burgh Lane

Mattishall, Dereham

## Burgh Lane, Mattishall

Located within a desirable non-estate setting in the popular village of Mattishall, this attractive and well-proportioned three-bedroom detached dormer bungalow is presented in excellent condition throughout and offers versatile, thoughtfully arranged accommodation ideal for a wide range of buyers. The property has been improved and enhanced over time, combining comfortable modern living with a welcoming, homely feel.

The accommodation begins with a generous entrance hall, providing access to all ground floor rooms and offering useful built-in storage. The heart of the home is the inviting lounge, a bright and comfortable space featuring a central log burner set on a tiled hearth, perfect for cosy evenings, while double glazed doors open directly onto the rear garden, allowing for a seamless flow between indoor and outdoor living.

The fitted kitchen is well laid out with ample wall and base units, complementary work surfaces and space for appliances including a double electric oven and hob. There is space for a dining table, making it a practical and sociable area for everyday use.

From the kitchen, doors lead into a charming conservatory, a cosy and versatile space overlooking the garden, ideal as a quiet sitting area or relaxing garden room.



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The ground floor offers two well-proportioned bedrooms, one of which benefits from its own en suite shower room. Both rooms are light and airy, with the second bedroom enjoying patio doors opening to the front of the property. Completing the ground floor is the family bathroom, fitted with a three-piece suite and finished in neutral tones.

To the first floor, an inner hallway leads to a generously sized third bedroom, creating an excellent principal or guest suite. This room is complemented by its own en suite w.c., offering privacy and flexibility, ideal for visiting family or multi-generational living.

Throughout the property there is the comfort and efficiency of oil-fired central heating and double-glazed windows, ensuring warmth and energy efficiency year-round.

Externally, the property continues to impress. To the front, a large shingle driveway provides ample off-road parking and access to the garage, which benefits from power, lighting and useful storage above. The frontage is attractively landscaped with well-established plants, shrubs and mature trees, creating an appealing and private first impression.

The enclosed rear garden is beautifully maintained and thoughtfully stocked with a variety of plants and shrub borders. Mainly laid to lawn, it also features a paved patio seating area, making it an ideal space for outdoor entertaining or simply enjoying the garden during the warmer months. A storage shed provides additional practicality.

## Agents Note

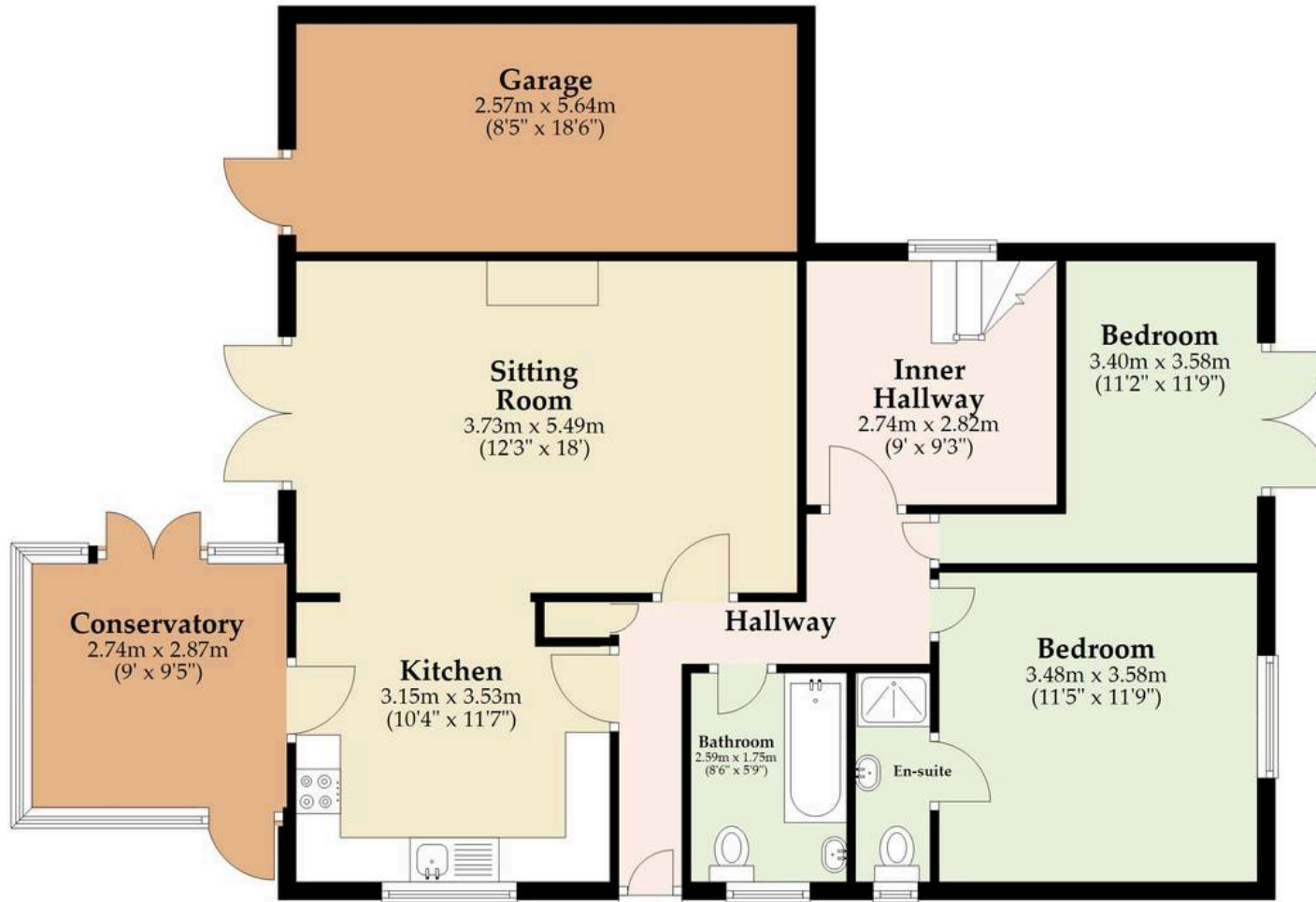
This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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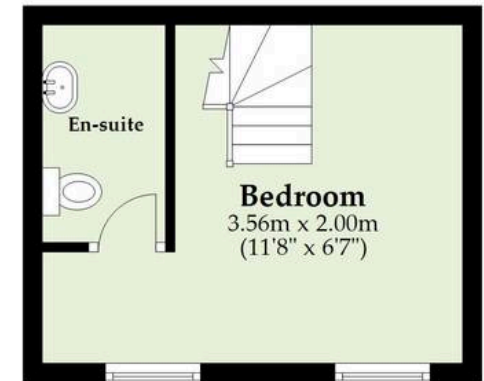
## Ground Floor

Approx. 96.0 sq. metres (1033.0 sq. feet)  
(excluding En-suite)



## First Floor

Approx. 15.7 sq. metres (169.1 sq. feet)



Total area: approx. 111.7 sq. metres (1202.1 sq. feet)

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.

Plan produced using PlanUp.

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