



8 Walnut Tree Road, Mattishall

Minors & Brady



8 Walnut Tree Road

Mattishall, Dereham

With 30% shared ownership and the opportunity to staircase to 80%, this modern semi-detached home offers an appealing route into village living in well-connected Mattishall. Built by Abel Homes in 2019 and offered chain free, it provides a turn-key interior ideal for first-time buyers, supported by an NHBC warranty until 2029. Bright, well-arranged spaces, two comfortable double bedrooms and a low-maintenance garden create an easy backdrop for everyday life, while private parking and a welcoming setting make it a straightforward and attractive choice for those seeking a contemporary home in a friendly Norfolk village.

- Offered chain free
- 30% shared ownership, with the opportunity to staircase to 80%
- NHBC warranty remaining until 2029
- Semi-detached residence built in 2019 by the esteemed Abel Homes in the Norfolk village of Mattishall
- Suitable choice for first-time buyers, offering a turn-key interior
- Kitchen is equipped with modern cabinetry, a freestanding oven and areas for your own appliances
- Spacious, light-filled living room with French doors that open out to the garden
- Two double bedrooms offering comfort and privacy, complemented by a contemporary bathroom suite
- A private, low-maintenance garden featuring a patio for outdoor seating, an artificial lawn and a summerhouse
- Driveway at the rear of the property providing two off-road parking spaces



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The Location

Walnut Tree Road sits on the southern side of Mattishall, giving a sense of being part of a well-established village while still enjoying a peaceful residential setting. The road is lined with mature greenery and a mix of traditional homes, creating a settled environment that feels connected to the wider community rather than isolated.

Daily amenities are close at hand: Mattishall has a popular convenience store, a pharmacy, a post office and a medical centre, with larger supermarkets such as Tesco in Dereham and Sainsbury's in Wymondham only a short drive away.

Families benefit from strong local education options, with Mattishall Primary School within the village and Neatherd High School and Northgate High School in nearby Dereham. Green space is easy to reach, including the village playing fields, children's play areas and a network of quiet footpaths that link out to open countryside.

Transport links are practical for both commuting and leisure. Regular bus services connect Mattishall with Dereham and Norwich, while the A47 is close enough to make road travel straightforward without impacting the calm feel of the village. Rail connections are available at Wymondham and Norwich for wider travel.

Overall, Walnut Tree Road offers a lifestyle centred around convenience, village character and easy access to Norfolk's countryside, making it a comfortable base for day-to-day living.

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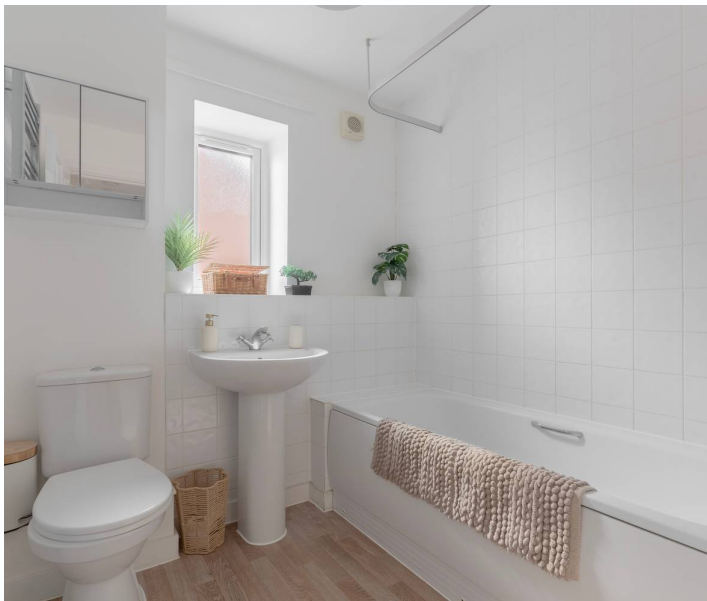
Built in 2019 by Abel Homes, this semi-detached residence brings together modern comfort and village living in the heart of Mattishall.

Offered chain free, it presents an appealing opportunity for first-time buyers, with 30% shared ownership and the option to staircase up to 80%, supported by an NHBC warranty running until 2029.

A welcoming entrance hall sets the tone for the interior, where bright, well-balanced spaces create an easy backdrop for everyday life. The kitchen features contemporary cabinetry, a freestanding oven and designated areas for your own appliances, arranged to encourage a natural flow into the main living space.

The living room is generous and light-filled, with French doors drawing you out to the garden and enhancing the sense of openness.

Upstairs, two double bedrooms provide comfort and privacy, each offering enough room for personal styling. They are served by a modern bathroom suite finished in a clean, understated palette.



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The garden has been designed with low-maintenance living in mind, combining a patio for outdoor seating, an artificial lawn and a useful timber summerhouse that adds flexibility for hobbies or storage.

To the rear, a private driveway provides two off-road parking spaces.

This is a home that offers an effortless move-in experience, a practical layout and a friendly village setting, an ideal starting point for buyers seeking a well-kept, contemporary property with scope to grow.

Agents Notes

30% shared ownership, with the opportunity to staircase to 80%.
Full market value: £220,000.

Management company: Flagship Homes.

We understand that this property is leasehold.

Ground rent & maintenance charges: £459 pcm.

Connected to mains water, electricity and drainage. Air source heating system.

Triple glazed windows.

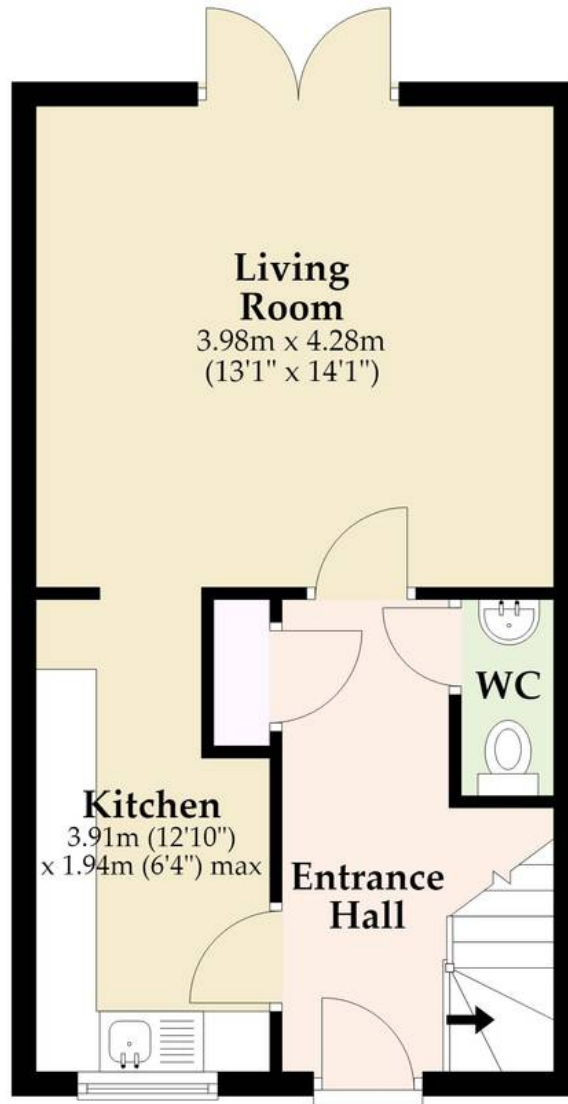
Disclaimer: To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England and the Greater London Authority (GLA). Please call our Dereham office for further information.

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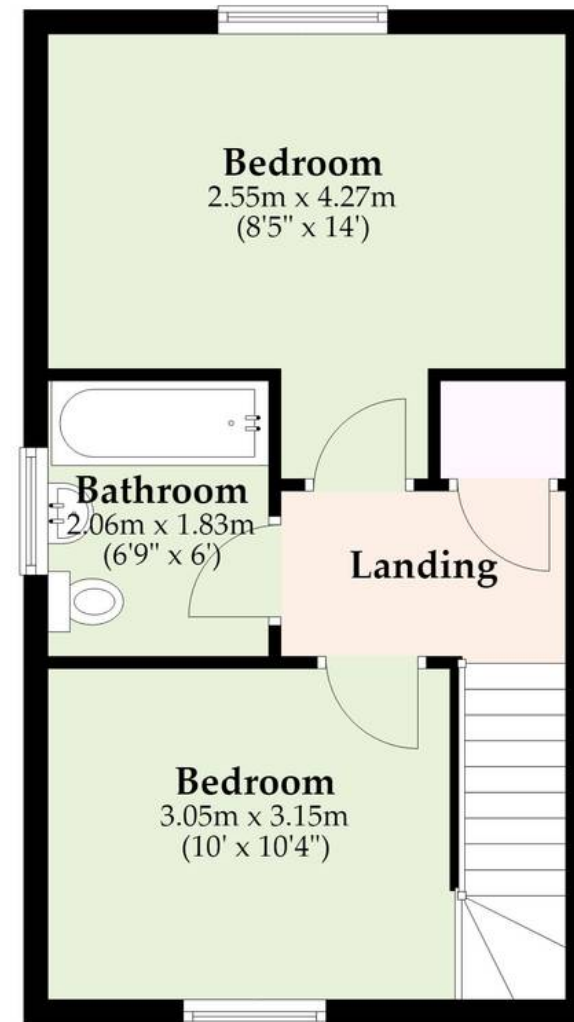
Ground Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

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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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