81 Dereham Road, Mattishall

Dereham

Minors & Brady

81 Dereham Road

Mattishall, Dereham

A rare opportunity to enjoy a spacious and versatile family home in the heart of a sought-after village. This beautifully presented detached bungalow offers modern comfort and practical living, set within a generous plot and extending to approximately 2,531 sqft of well-appointed space. Finished to a turn-key standard, the property features light-filled interiors with carefully considered layouts that enhance both daily life and entertaining. Four double bedrooms, including a principal with en-suite, and flexible reception spaces provide comfort and privacy for the whole family, while the open-plan living and dining areas create a natural flow to the garden. Outside, extensive grounds include a large patio for alfresco dining, a sweeping lawn, mature trees, and established hedging, offering space to relax, play, and host with ease.

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- Detached bungalow offering spacious and flexible accommodation, on a generous plot within the Norfolk village of Mattishall
- Turn-key condition throughout, offering immediate occupation with minimal work required
- Four double bedrooms, including a principal bedroom with a private en-suite shower room
- Open-plan living and dining areas with a double-aspect design, providing a bright and welcoming environment
- Modern kitchen with quality cabinetry, integrated appliances, and French doors opening onto the garden
- Family bathroom and utility room currently being renovated to enhance functionality
- Extensive rear garden with a large patio for entertaining, sweeping lawn, mature trees, and established hedging for privacy
- Gated driveway providing off-road parking and access to a garage suitable for storage or workshop use
- Attractive kerb appeal with a maintained front lawn and a prominent Monkey Puzzle Tree

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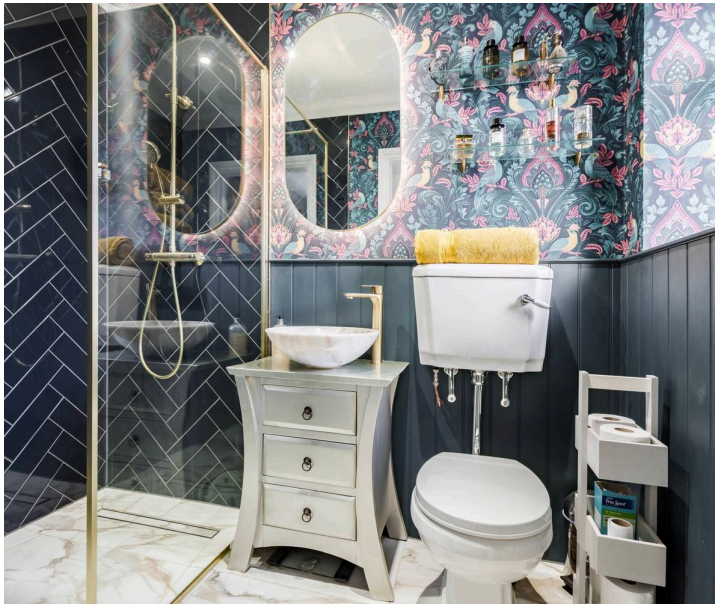
Mattishall

Dereham Road runs through the centre of the Norfolk village of Mattishall, connecting the village to nearby Dereham to the west and the wider road network towards Norwich in the east. The setting is quintessentially rural, with a mix of traditional cottages and modern homes lining the street, surrounded by gently rolling farmland and open green spaces that characterise mid-Norfolk countryside. The road itself is close to the village's core amenities: a local convenience shop, a post office, a village pub, and a hairdresser, making day-to-day errands straightforward for residents.

Families are served by Mattishall Primary School, located just off Dereham Road, while older students typically attend secondary schools in Dereham, such as Dereham Neatherd High School or Dereham Sixth Form College, accessible by a short drive or local bus. Public transport is limited but functional; regular bus services connect the village to Dereham and Norwich, while the nearest train stations are in Dereham or Wymondham, providing links to Norwich and beyond.

Lifestyle on Dereham Road is quietly village-focused. Residents benefit from the balance of community amenities and easy access to the countryside, with walking and cycling opportunities nearby. Local clubs, sports teams, and village events foster a social rhythm centred on the parish hall, recreation ground, and village church.



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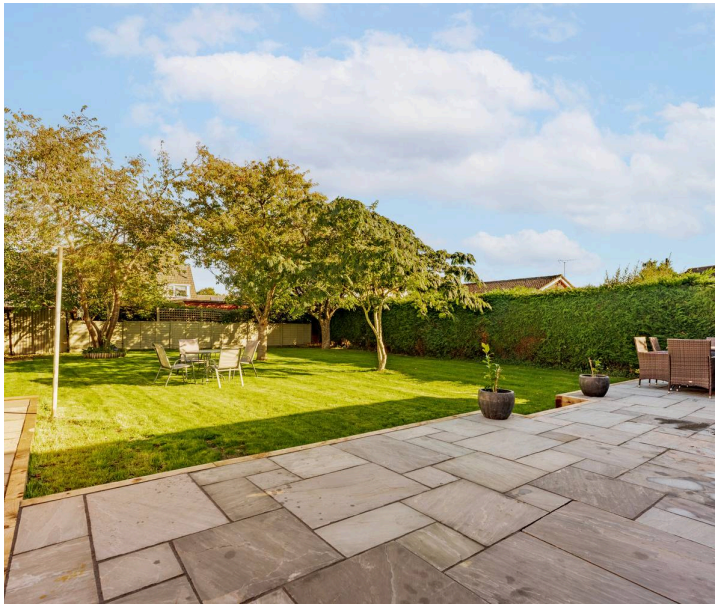
A welcoming entrance hall provides a bright and airy introduction, complete with a practical storage cupboard. The heart of the bungalow is the open-plan living room, featuring plush carpeting and a double-aspect layout that fills the space with natural light. This versatile area provides a comfortable setting for both relaxation and entertaining, with ample room for seating and dining arrangements.

The kitchen and dining area has been designed with both style and functionality in mind. Fitted with contemporary cabinetry and quality worktops, it also includes a full range of integrated appliances, ensuring a seamless cooking experience. French doors positioned adjacent to the dining space open onto the garden terrace, creating an effortless flow between indoor and outdoor living, perfect for casual family meals or hosting guests.

The bungalow comprises four double bedrooms, each offering generous proportions and a sense of privacy. The principal bedroom is complemented by a private en-suite shower room, featuring stylish panelling, a walk-in shower, hand wash basin, heated towel rail, and WC. The second bedroom is fitted with built-in wardrobes, providing ample storage, while the remaining two bedrooms offer flexible use for family or guests. A family bathroom and a utility room are currently undergoing renovation, ensuring they will meet modern standards and functionality.



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Externally, the property boasts a substantial garden with a large patio terrace, ideal for seating and alfresco dining. A sweeping lawn is framed by mature trees and established hedging, offering privacy and a picturesque setting. The garden also includes a timber storage shed, providing practical space for gardening tools and equipment. This generous outdoor space offers the perfect balance of recreation, relaxation, and entertainment potential.

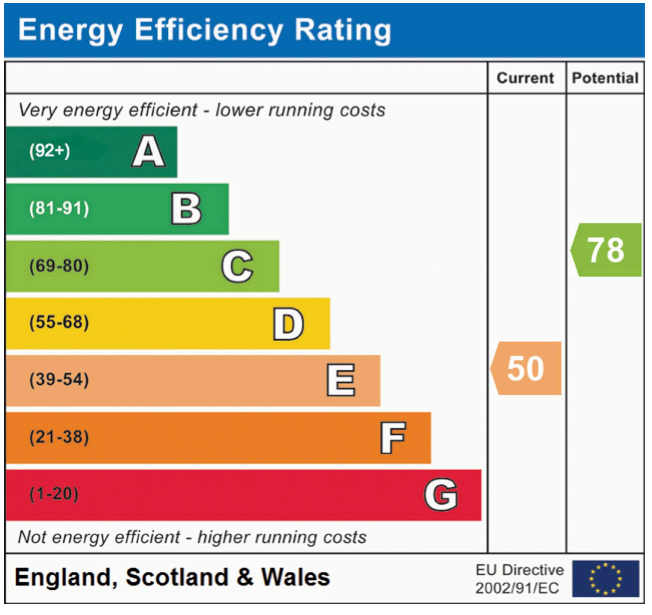
Kerb appeal is enhanced by a striking Monkey Puzzle Tree and a maintained front lawn. Gated access leads to a shingled driveway, providing off-road parking for multiple vehicles, and extends to a garage suitable for storage or workshop use. Together with the turn-key condition and thoughtfully designed layout, these features make the property both convenient and highly practical for family living.

Agents Notes

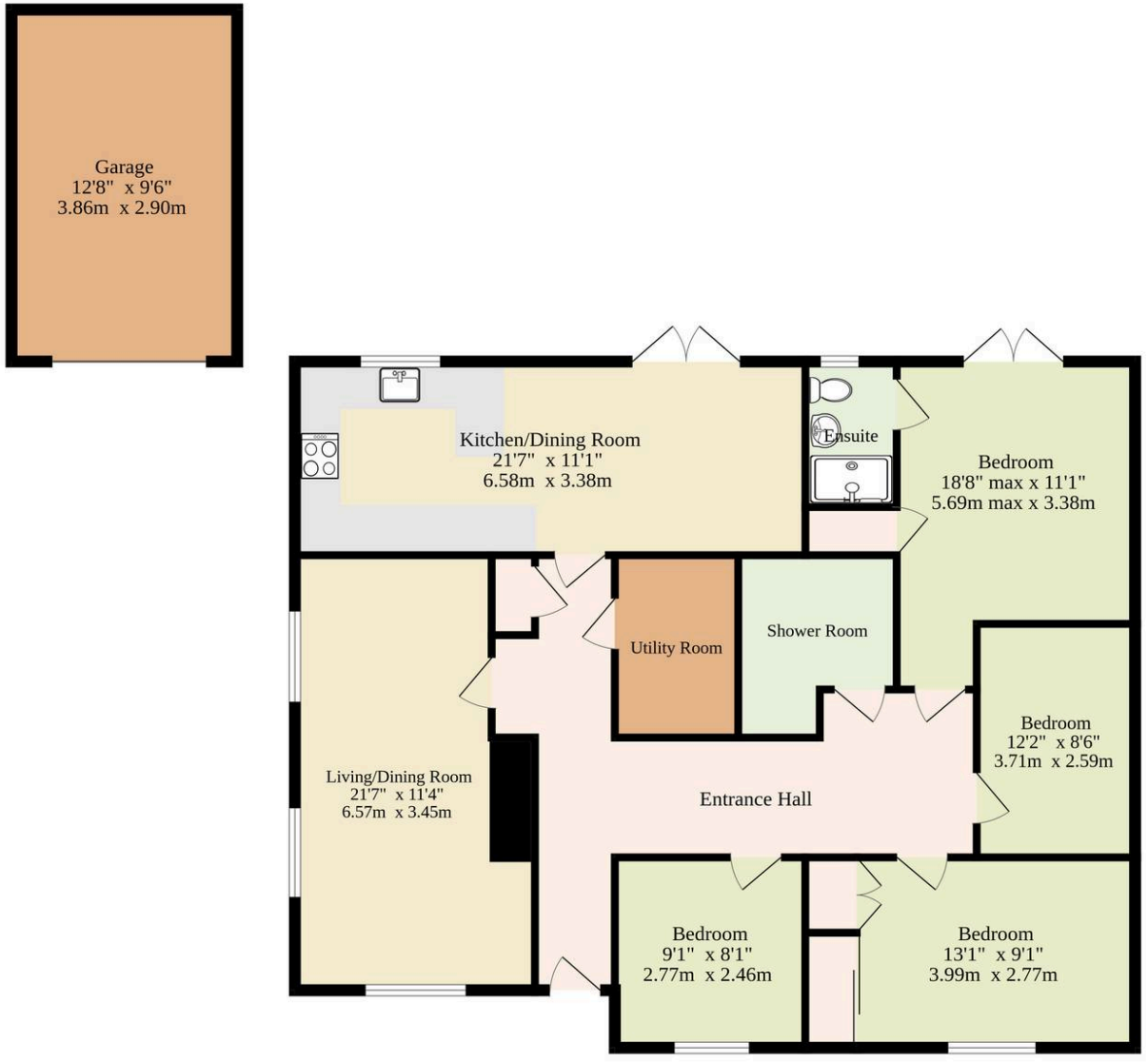
Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



Ground Floor
2531 sq.ft. (235.1 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 2531 sq.ft. (235.1 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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