



THE STORY OF

6 South Green

Mattishall, Norfolk

SOWERBYS



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6 South Green

Mattishall, Norfolk
NR20 3JT

Four Double Bedrooms

Close to Local Amenities and School

Easy Access to A47

Two Spacious Reception Rooms

Bathroom and En-Suite Shower Room

Ground WC and Utility Room

Low Maintenance Gardens

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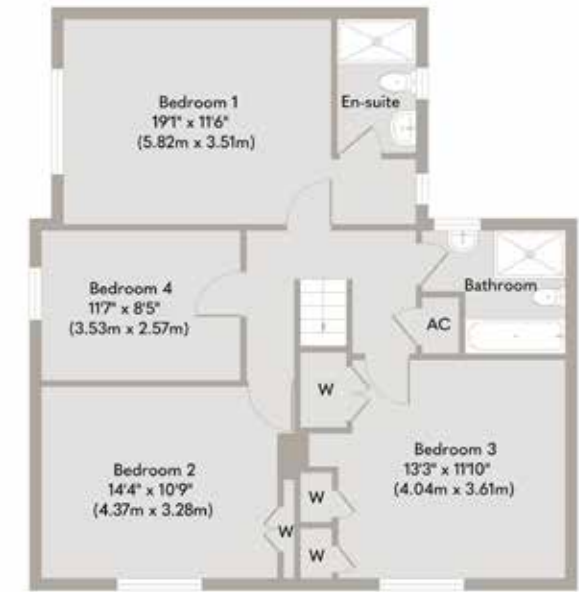
This beautifully presented four-bedroom detached home offers a perfect blend of space, convenience, and low-maintenance living. Located within easy reach of local amenities, a well-regarded school, and quick access to the A47, it is well suited for families and professionals alike.

Designed for modern lifestyles, the property boasts four generously sized double bedrooms, providing comfort and versatility. The main bedroom benefits from a private en-suite shower room, while a well-appointed family bathroom and additional ground floor WC add to the practicality.

With two spacious reception rooms, there is ample room to create distinct living and entertaining areas. Whether hosting guests, enjoying family time, or simply unwinding, the layout adapts effortlessly to different needs. A separate utility room ensures that household chores remain tucked away, keeping the main living areas neat and uncluttered.

Offering a fantastic balance of space, comfort, and convenience, this property is an excellent opportunity for those looking to enjoy a well-connected and stylish home.





First Floor
Approximate Floor Area
806 sq. ft
(74.85 sq. m)



Garage
Approximate Floor Area
181 sq. ft
(16.81 sq. m)

Ground Floor
Approximate Floor Area
821 sq. ft
(76.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Mattishall

A POPULAR AND WELL-SERVED VILLAGE

The popular village of Mattishall is about 9 miles to the west of Norwich and 4 miles from the market town of Dereham.

The village has a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, fish and chips takeaway, hairdressers and a very popular junior school.

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre. In addition to this the village has its own cricket, football, bowls and golf clubs for all ages. The village is about 2 miles from the A47 providing straight-forward access to Norwich and Dereham.

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the city.

The city of Norwich provides a wider range of amenities including major rail links to London and beyond and Norwich International Airport.



Note from Sowerbys



“...designed for modern lifestyles, the kitchen/ breakfast room makes for a sociable hub.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 6134-1529-1300-0981-3202

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///conquest.detriment.shut

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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