



THE STORY OF

23 Moorfield Road

Mattishall, Norfolk

SOWERBYS



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Mattishall, Norfolk
NR20 3NZ

Spacious, Light-Filled Interiors

Elegant Sitting Room

Contemporary Open-Plan
Kitchen/Breakfast Room

Three/Four Well-Proportioned Bedrooms

Dedicated Home Office

Stylish Bathroom and Cloakroom

Detached Garage with Roller Door

Generous Gravelled Driveway

Private Rear Garden

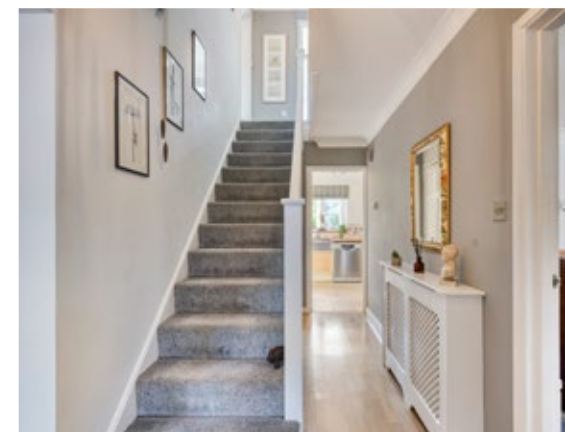
Detached and Versatile Garden Studio

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Tucked away on a peaceful cul-de-sac, this home is all about space, light and relaxed living. A generous gravel driveway and detached garage set the tone, giving a sense of welcome from the moment you arrive.

Step inside and the layout instantly impresses. To the left, a formal dining room offers the perfect setting for family meals or dinner parties, while to the right, the sitting room is a cosy retreat for quiet evenings. A doorway then leads into the kitchen/ breakfast room - the true heart of the home - which flows seamlessly into the garden room. Here, skylights flood the space with sunshine, while dual-aspect french doors open onto the patio and garden, blurring the line between indoors and out.

Upstairs, three generous bedrooms provide comfortable accommodation for family and guests, served by both a bathroom and a separate shower room. A dedicated home office adds convenience, though this could easily be converted into a fourth bedroom if required.

The garden is a true highlight of this home, designed to be enjoyed in every season. A large patio area provides the perfect setting for al fresco dining and summer gatherings. Mature planting and established borders create a sense of privacy and greenery, balanced by the charm of a five-tree orchard that offers both character and fruit in season.

At the far end of the garden sits the detached studio - a real asset to the property. Bright, versatile, and entirely self-contained from the main house, it can be used as a dedicated home office, an inspiring creative space or a gym. Whether for work or leisure, it adds a whole new dimension to the way the home can be lived in and enjoyed.

Beautifully presented and thoughtfully designed, this is a home to grow into, to celebrate in, and to treasure.





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



“Mature planting and established borders create a sense of privacy and greenery, balanced by the charm of a five-tree orchard that offers both character and fruit in season.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:-2657-1782-8123-4393-8176

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: ///watching.gaps.heartless

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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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