



Introducing
Smithson Drive
Mattishall

SOWERBYS

This beautiful two bedroom detached bungalow enjoys a central location within the thriving Norfolk village of Mattishall. Within walking distance of a wealth of local amenities, the bungalow is surrounded by private enclosed gardens providing tranquillity in abundance. In brief the accommodation comprises a country style fitted kitchen, versatile sitting room, two bedrooms, family bathroom, a conservatory and an additional single room which could be utilised as an office/study. The bungalow is available December 8th 2025 on a six month tenancy only. Upon entering the bungalow, prospective tenants are welcomed immediately in to the country style fitted kitchen, home to an abundance of both cupboard and worktop units. The kitchen is equipped with an integral electric oven/hob with space for a washing machine and fridge freezer. The versatile sitting room boasts extensive dimensions with space for all desired contents and furnishings. The reception space extends further in the form of a conservatory which, enjoying an aspect of the private enclosed garden, could be utilised as the ideal dining area.

The bedrooms logistics within the bungalow are unique. The principal bedroom is a spacious double room with adequate dimensions for all traditional contents and furnishings. The second bedroom is a smaller double room which provides through access from the hallway to conservatory. Should prospective tenants prefer to utilise the second bedroom as a further reception space, the bungalow has an additional single room accessible from the entrance hall.

Externally the bungalow is approached via a driveway providing parking for three vehicles leading to a single garage with electric supply. The private enclosed surrounding gardens are mostly laid to lawn with both patio and gravel areas in addition to a wealth of mature shrubbery.

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MATTISHALL

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, churches, 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 two children's nurseries. 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 is a museum, 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 Dinosaur Park, 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.

COUNCIL TAX

Band B.

LOCATION

What3words: ///nuance.awakening.lunging

AGENT'S NOTES

No Smoking

No Pets

Unfurnished

Available December 8th 2025

Six Month Tenancy Only

Oil Central Heating

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



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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