



Introducing
The Oaks, Mattishall

SOWERBYS

Situated in a desirable corner/end position within *The Oaks*, a peaceful and secluded cul-de-sac, this recently updated and beautifully presented detached bungalow sits in the heart of the well-served village of Mattishall, with a variety of amenities right on your doorstep.

The property has undergone a number of improvements in recent years, including newly installed thermostatically controlled radiators, a high-specification wet-room, and new floor coverings throughout. The accommodation is deceptively spacious, offering two double bedrooms, a bright sitting/dining room, a well-fitted kitchen, and the aforementioned wet-room.

All curtains, light fittings, and floor coverings are included, along with bathroom window blinds designed to maintain privacy while still allowing outward visibility.

Externally, the property benefits from an allocated parking space, with additional guest parking available. The enclosed, south-facing rear garden is a particular highlight, featuring both a summer house and a storage shed.

Available from January 2026 on an initial 12-month tenancy.

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.

ENERGY EFFICIENCY RATING

D. 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.

LOCATION

What3words: ///smoke.geologist.grasp

AGENT'S NOTES

No Pets

Unfurnished

Electric Heating

12 Month Initial Tenancy

Available January 12th 2026



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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