

25 Moorfield Road  
Mattishall  
Dereham  
NR20 3NZ



# 25 Moorfield Road

## Guide Price £325,000

### The spacious family home...

Tucked away on a peaceful residential street in the ever-popular village of Mattishall, this delightful three-bedroom detached home offers generous proportions, versatile living spaces and a charming garden—making it an ideal choice for families and those seeking a slower pace of life in the heart of Norfolk.

Set back from the road, the property provides both on- and off-street parking along with a private garage, and is just a stone's throw from village amenities while remaining within easy reach of Dereham, Norwich, and the wider Norfolk countryside.

Step through the porch and into a welcoming entrance hall, complete with convenient storage and a downstairs WC. The heart of the home is the impressively long dual-aspect lounge, offering a cosy retreat with sliding doors opening onto the rear garden. This flows beautifully into the dining room, which has been thoughtfully opened up to include a breakfast bar, creating a sociable, open-plan feel.

The modern kitchen is both stylish and functional, fitted with an induction hob, integrated appliances, and a view through to the conservatory—ideal for everyday living and entertaining alike. The conservatory itself is a true bonus space overlooking the private garden.

Upstairs, you'll find three well-proportioned bedrooms, including a fitted master suite with built-in wardrobes. Bedrooms two and three are both spacious doubles, and all are served by a modern family bathroom complete with a separate bath and a luxurious walk-in shower. Additional storage cupboards are neatly positioned off the landing.

To the rear, a generous garden awaits—complete with patio space perfect for al fresco dining, a couple of handy sheds, and views back towards the conservatory and lounge. The oil tank is discreetly tucked away, and there's handy side access to the rear.

Perfectly positioned in the heart of Norfolk, Mattishall offers an ideal blend of village life and convenience, with easy access to Norwich (just 30 minutes away), the market town of Dereham, and a host of countryside walks and attractions.

If you're seeking space, versatility, and a welcoming home environment in a sought-after Norfolk location, 25 Moorfield Road is not to be missed.

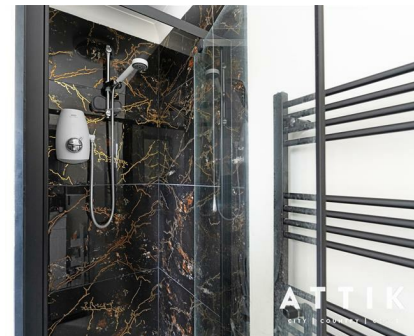
### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
Breckland

Council Tax Band C

EPC Rating D

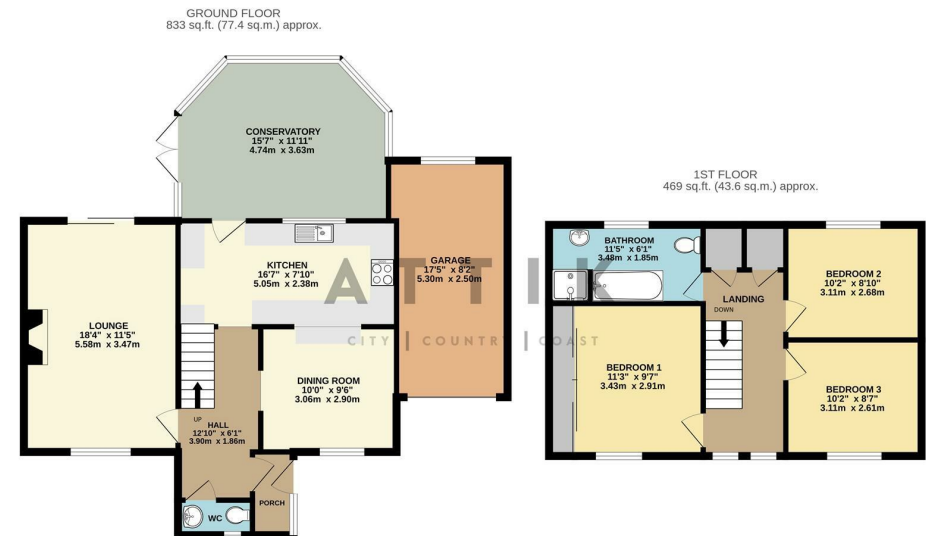


Contact

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TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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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