



Searle House Mattishall Road, East Tuddenham

Guide Price £375,000

websters.



Searle House Mattishall Road

East Tuddenham, Dereham

Enjoying an elevated position with uninterrupted views across the surrounding countryside, this is a rare opportunity to embrace the quintessential

Mid Norfolk lifestyle. Framed by established gardens and expansive rural vistas, the property enjoys glorious big Norfolk skies and a wonderful sense of peace and privacy, while offering the

exciting prospect of redesigning and modernising the existing home to make the very most of its exceptional setting. Combining countryside living with everyday convenience, the property lies within easy reach of village amenities and approximately 30 minutes from Norwich, creating an enviable balance between rural tranquillity and accessibility. A welcoming

entrance porch leads into an impressive dual-aspect sitting room, where elegant parquet flooring, a feature exposed brick fireplace with inset log-burning stove and an abundance of

natural light combine to create a warm and inviting principal reception space. Double doors open into the adjoining dining room, providing an ideal setting for formal entertaining while also

offering flexibility as a family room or home office. The fitted kitchen is equipped with a range of wall and base units and is complemented by a separate utility room, providing additional storage, appliance space and convenient access to both the front and rear of the property.

- Offered with no onward chain
- A superb opportunity to put your own stamp on a well-positioned property
- Exceptional four-bedroom detached family residence





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The first floor offers four well-proportioned bedrooms, three of which benefit from built-in wardrobes, all served by a spacious four-piece family bathroom featuring both a separate shower and a corner bath. Outside, the property is approached via a generous shingle driveway providing ample off-road parking for multiple vehicles and access to the garage. Mature planting enhances the attractive elevated frontage, while gated side access leads to the beautifully established rear garden. Thoughtfully landscaped and enjoying a high degree of privacy, the garden is laid principally to lawn with colourful planted borders, mature trees, a paved terrace ideal for outdoor dining and entertaining, and glorious far-reaching views across the adjoining fields, creating a wonderful sense of space and tranquillity.

Further benefits include oil-fired central heating, double glazing throughout and solar hot water heating. Offering spacious family accommodation, exceptional countryside views and excellent scope for sympathetic enhancement, this is a rare opportunity to create a truly individual village home in one of Mid Norfolk's most desirable rural settings.

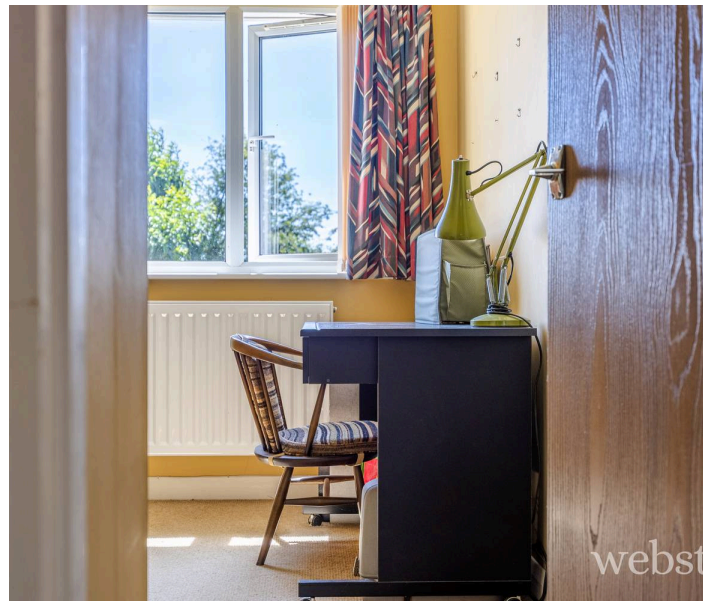
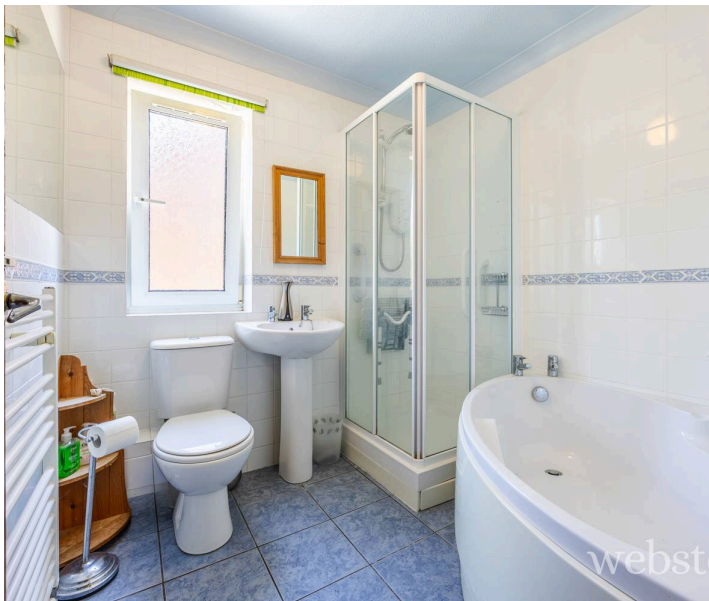




Searle House Mattishall Road

East Tuddenham, Dereham

- Offered with no onward chain
- A superb opportunity to put your own stamp on a well-positioned property
- Exceptional four-bedroom detached family residence
- Spacious and versatile living accommodation
- Characterful lounge featuring beautiful parquet flooring & wood burner
- Beautifully established rear garden backing onto open fields
- Breath-taking countryside views & Sought after village located near to Norwich
- Generous off-road parking for multiple vehicles & detached garage with excellent storage and parking potential
- Sought after village located near to Norwich
- Guide price £375,000 - £400,000





Garden

Externally, the property is equally impressive. To the front, a generous shingle driveway provides extensive off-road parking and leads to the garage, while mature shrubs and planting enhance the home's attractive elevated position. The rear garden has been carefully established to create a peaceful and private outdoor retreat, featuring a well-maintained lawn, an abundance of mature trees and colourful borders, together with a paved seating terrace ideal for relaxing or entertaining. Beyond the garden, uninterrupted views across the adjoining fields provide a beautiful rural backdrop, adding to the property's sense of seclusion and connection with the surrounding countryside.

Garage

4 Parking Spaces

Single garage and ample off road parking.



Council Tax band: D

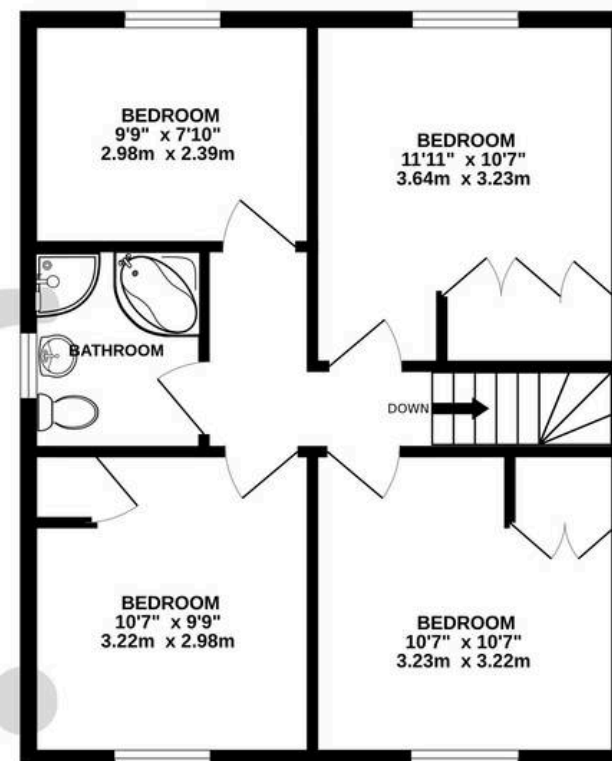
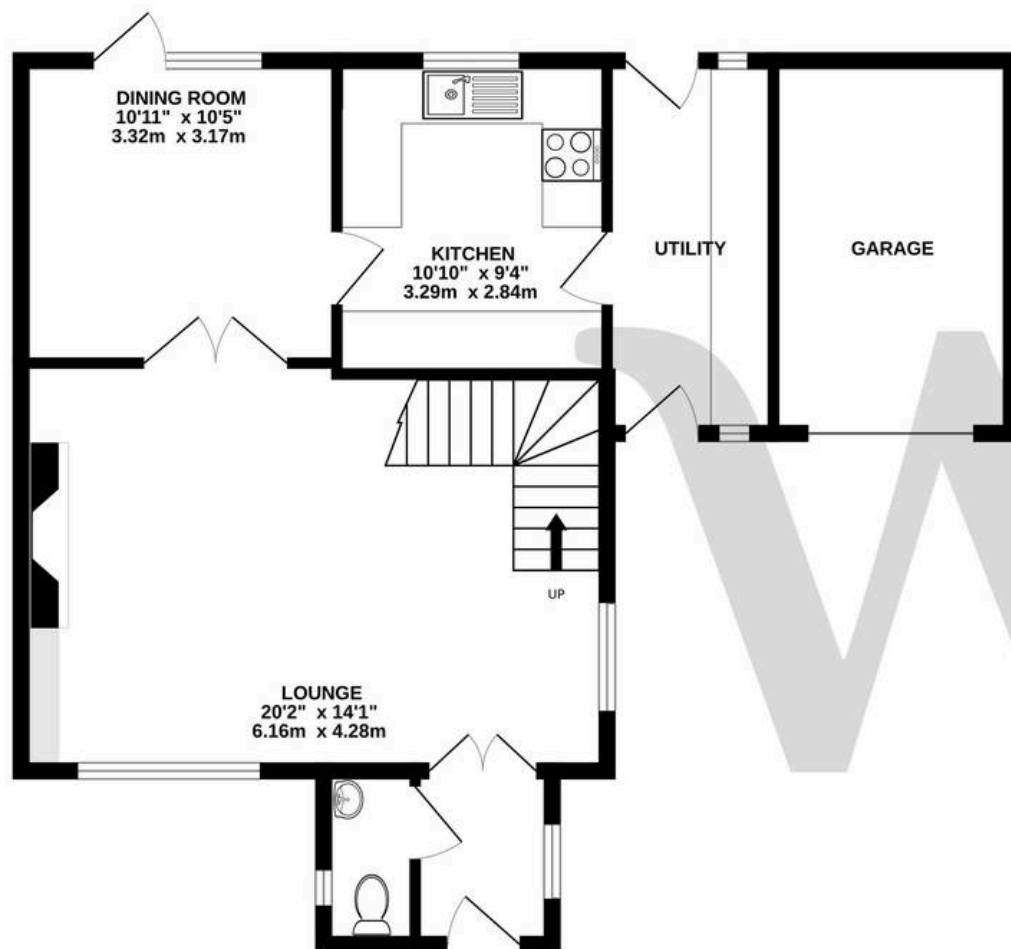
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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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