



THE STORY OF
Green Tops
Mattishall, Norfolk

SOWERBYS



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Green Tops

115 Dereham Road, Mattishall
NR20 3NU

Well-Presented Detached Bungalow

1/3 Acre Plot (STMS)

Modern Fitted Kitchen with Central Island

Two Spacious Reception Rooms

En-Suite Bathroom and Family Shower Room

Three Spacious Bedrooms

Multiple Outbuildings

Log-Burner and Aga

Single Garage and Off Road Parking

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Nestled on a generous 1/3-acre plot, this delightful 1,400 sq. ft. detached bungalow offers the perfect blend of charm and practicality. Situated in the highly sought-after village of Mattishall, this beautifully presented home provides a peaceful retreat paired with modern comforts.

Step inside and be welcomed by a cosy sitting room, complete with a charming log burner—perfect for relaxing evenings. The modern kitchen, equipped with an Aga and central island, flows seamlessly into the spacious dining area, creating an inviting space for family gatherings and entertaining.

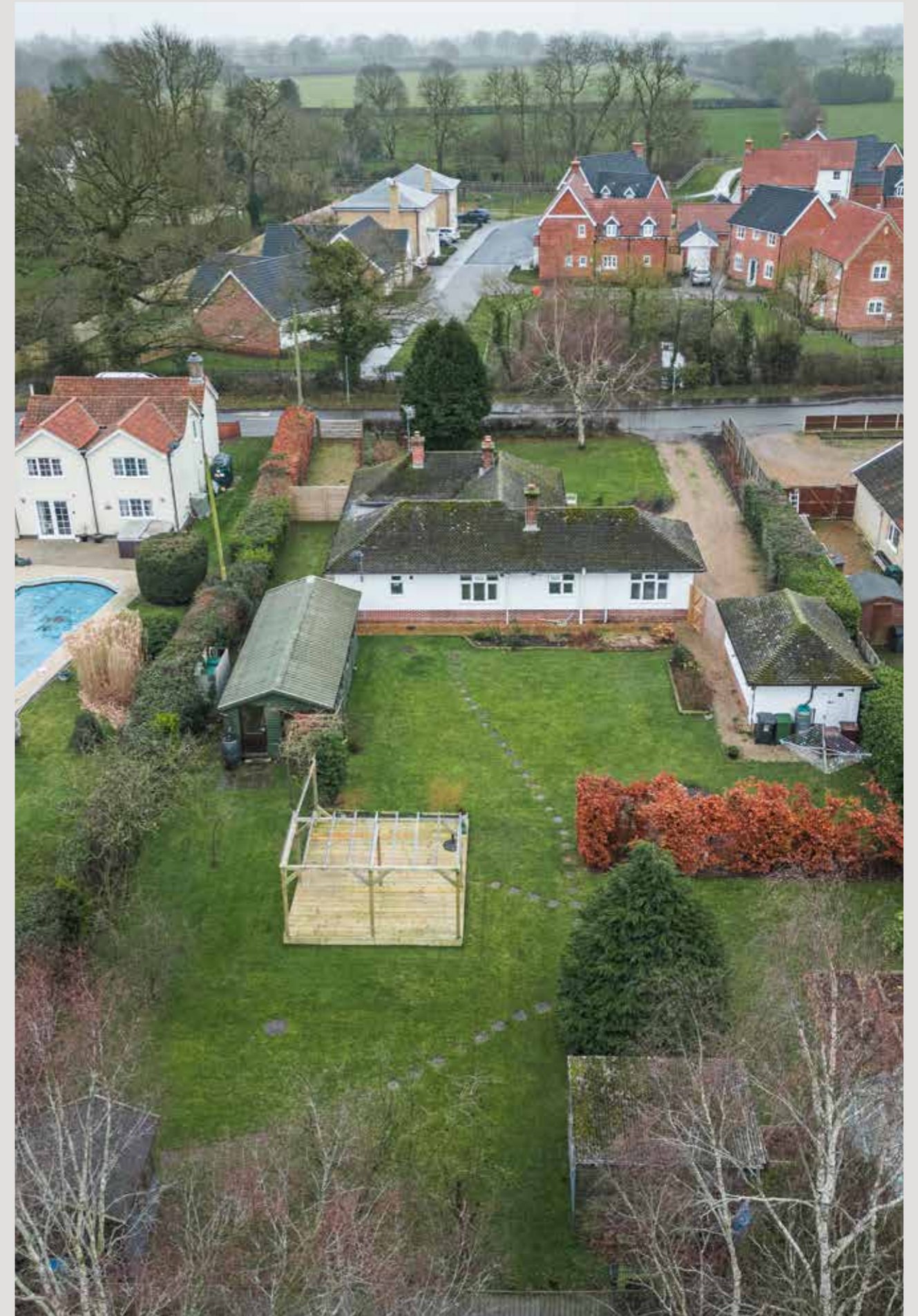
The bungalow features three generously sized bedrooms. The principal bedroom includes the added convenience of an en-suite bathroom, while a separate family shower room serves the remaining bedrooms.

Outside, Green Tops boasts a private, well-maintained garden—ideal for unwinding in tranquil surroundings. A timber-built outbuilding offers versatile space, perfect for working from home or pursuing hobbies. Additional outdoor amenities include a single garage for storage and off-road parking, a powered shed, a greenhouse, and a summerhouse for enjoying the warmer months.

With its combination of contemporary features and traditional charm, Green Tops presents a rare opportunity to embrace a peaceful village lifestyle without compromising on space or comfort.



Moving here gave us
a lot more space and
much more access to the
outdoors.





Approximate Floor Area
1,399 sq. ft
(129.94 sq. m)

Outbuilding
Approximate Floor Area
517 sq. ft
(48.02 sq. m)

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, butchers, 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 the Vendor



“We would describe our home as spacious, stylish and relaxing.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 2301-2161-3132-1482-1111

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: ///hours.grafted.curtail

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SOWERBYS

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

