



Walnut Tree House Mill Road, Mattishall

Guide Price: £725,000 - £750,000

Walnut Tree House Mill Road

Mattishall, Dereham

Luxury and space are effortlessly combined in this expansive three-storey family home, offering an abundance of room for modern living. A striking double-ended staircase greets you in the grand entrance hall, leading to open-plan living areas, including a stunning kitchen-diner with bifold doors, a formal dining room with soaring ceilings and a comfortable sitting room with a log-burning stove. The master suite features a private balcony, dressing room and ensuite, while the top floor is home to two further bedrooms and a dedicated playroom. Outside, a private, enclosed garden, double garage and sweeping gravel driveway add to the home's appeal.

The Location

Situated in the sought-after village of Mattishall, this property benefits by being in walking distance of a school, local cafes, shops, a village hall and Church, as well as being easily accessible public transport to surrounding towns and villages.

Mattishall also boasts a Doctor's surgery and pharmacy, as well as lots of public footpath routes. Dereham is approximately 3 miles away whereby you will find more amenities, including schools for all ages, cinema and large leisure centre. The city of Norwich is located around 15 miles East of Mattishall and offers more shopping and eating opportunities.





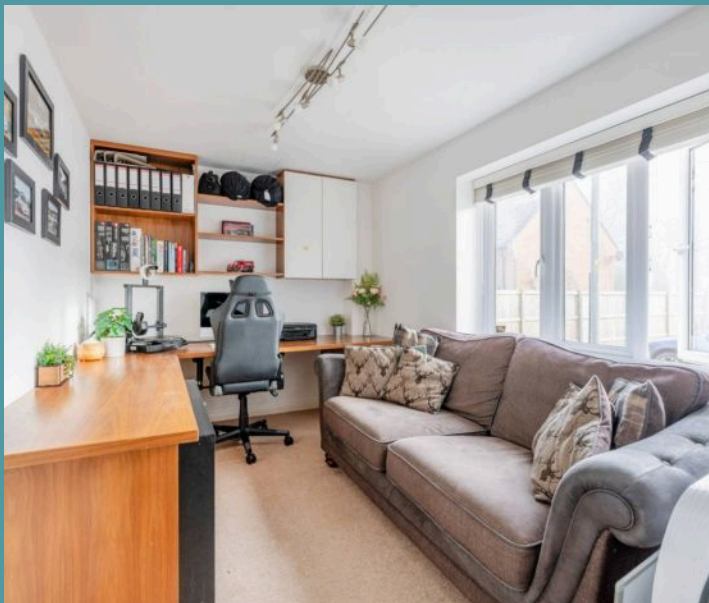
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Walnut Tree House

Experience the height of luxury in this spacious three-storey family home, built in 2012, where contemporary elegance meets practical design. Upon entering, you are greeted by a magnificent double-ended staircase, making an immediate statement. The entrance hall also features cleverly concealed storage and a convenient downstairs WC, ideal for the demands of family life.

A dedicated study provides a quiet workspace, while the large sitting room, newly redecorated, exudes warmth with a log-burning stove framed by exposed brick accents. The formal dining room, with its soaring double-height ceiling, creates a dramatic setting for hosting, flowing effortlessly into the showstopping open-plan kitchen-diner. In this space, contemporary wood-effect cabinetry pairs beautifully with a bold range cooker, while bifold doors open to the garden, enhancing the flow for entertaining. A matching utility room adds functionality and ensures the home maintains its stylish appeal.





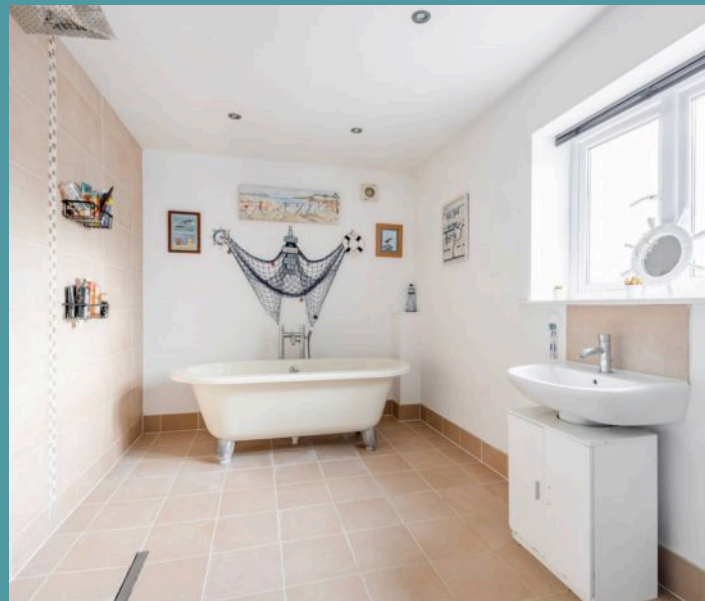
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Ascending the sweeping staircase to the galleried landing, you'll find four generously proportioned bedrooms. The master suite features its own private balcony, a fully fitted dressing room and an ensuite.

The second bedroom also boasts built-in storage and a sleek ensuite wet room, while the remaining two bedrooms share access to a stunning family bathroom, complete with a freestanding bath for indulgent relaxation.

The top floor is home to two additional bedrooms, both enhanced by Velux windows, creating a bright and airy setting ideal for guests or older children seeking privacy. A dedicated playroom in the loft adds a fun and functional space for families.





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The enclosed garden creates a sense of privacy, surrounded by well-established borders and a beautifully maintained lawn. While not vast, the outdoor space offers a perfect balance of style and practicality, making it ideal for both entertaining guests and relaxing.

A charming gravel driveway, framed by secure fencing, leads to the impressive double garage, offering generous storage space and peace of mind. Additionally, there's a small, sheltered area designed to house a hot tub, currently in use, but it provides flexibility should you wish to repurpose it for any other use you desire.

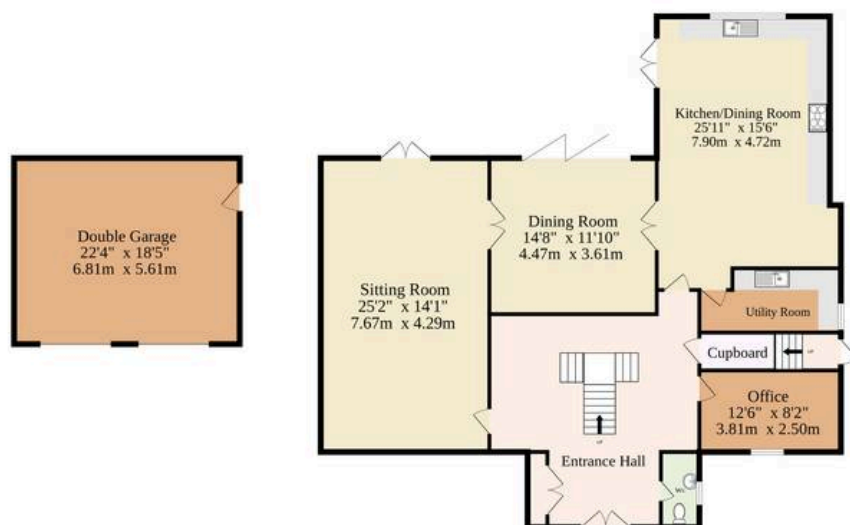
Agents Note

Sold freehold

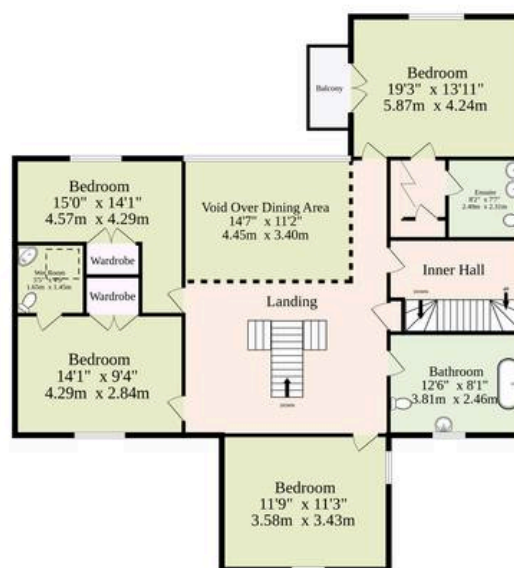
Connected to gas central heating and alternative drainage.



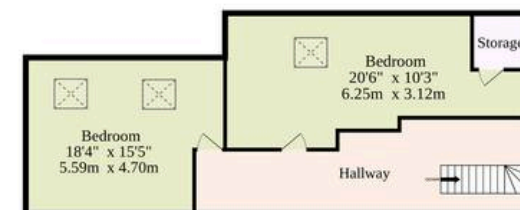
Ground Floor
1785 sq.ft. (165.8 sq.m.) approx.



1st Floor
1512 sq.ft. (140.5 sq.m.) approx.



2nd Floor
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 3980 sq.ft. (369.8 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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