



**Herons Mead, Mattishall Road, Dereham, NR20 3BT**

**welcome to**

**Hérons Mead, Mattishall Road, Dereham**

Charming detached rural home set on 0.75 acres with stunning countryside views all around. Offering spacious living, beautiful landscaped gardens, and excellent potential to extend (STPP), all with no onward chain.



William H Brown are delighted to present this rare opportunity to acquire an individual detached home set within approximately 0.75 acres of beautiful Norfolk countryside. Enjoying breathtaking, far-reaching views in every direction, Herons Mead offers exceptional potential both inside and out, making it an ideal purchase for a wide range of buyers.

The exceptional gardens are a true highlight of the property. They incorporate formal lawns, multiple patio areas, and thoughtfully landscaped borders filled with a variety of shrubs, flowers, and mature trees. The uninterrupted countryside views provide a stunning backdrop throughout the seasons, with spectacular sunrises and sunsets enhancing the peaceful rural setting.

Offered to the market with no onward chain, this is a unique home that must be viewed to be fully appreciated.



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welcome to

## Herons Mead, Mattishall Road, Dereham

- Detached rural home set on approx. 0.75 acre plot
- Stunning panoramic countryside views in all directions
- Spacious living room with large solid-roof conservatory
- Modern kitchen opening into a sociable dining area
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117483 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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