

KENSINGTON
← FORGE →

SOWERBYS

Land & New Homes Specialists

Welcome to
 Kensington Forge 

A contemporary collection of detached homes, surrounded by countryside views.

These superb detached new homes offer stylish and contemporary accommodation, located on the edge of the popular village of Mattishall. A choice of four or five bedroom detached homes, on a small development in a private cul-de-sac. The properties will be available throughout 2023 and are being built by a locally renowned developer and include a 10 year warranty.

Site map



The Welborne, 4 Bedroom Detached House, Plots 5, 6, 9, 10 & 11

The Honingham, 5 Bedroom Detached House, Plots 8 & 12

The Tuddenham, 4 Bedroom Detached House, Plot 7



HONINGHAM



NORWICH



MATTISHALL



HONINGHAM



MATTISHALL



NORWICH



Life In Mattishall



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, 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 childrens 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. The city of Norwich provides a wider range of amenities including major rail links to London and beyond, and Norwich International Airport.



Dereham



4 miles

Norwich



10 miles

Cromer



27 miles

Cambridge



56 miles

London



100 miles

The Welborne - Plots 5, 6, 9, 10 & 11



First floor



Ground floor

- Kitchen/Dining area with central island
- Air source heating (underfloor to the ground floor)
- 10 year warranty
- Large double garage
- Principal bedroom with en-suite
- Bi-fold doors from sitting room
- Spacious driveway
- Private cul-de-sac location
- Built by renowned developer

The Honingham - Plots 8 & 12



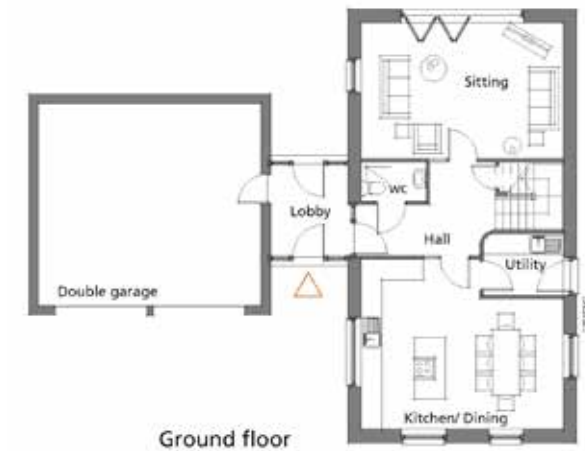
First floor



Ground floor

- Corner plot with a south facing garden
- Large detached double garage
- Air source heating (underfloor to the ground floor)
- 10 year warranty
- Five bedrooms and two en-suites
- Stunning open plan kitchen/dining/living room
- Triple aspect sitting room
- Principal bedroom features Juliet balcony overlooking paddocks
- Contemporary design
- Move in first quarte 2023

The Tuddenham - Plot 7



- Kitchen/Dining area with central island
- Air source heating (underfloor to the ground floor)
- 10 year warranty
- Large double garage connected to house by lobby
- Principal bedroom with en-suite
- Bi-fold doors from sitting room
- Spacious driveway
- Private cul-de-sac location
- Built by renowned developer





Your Specification



EXTERIOR AND CONSTRUCTION

- Traditional brick / render build & finish
- uPVC double glazing / Composite exterior doors
- Aluminium bi-folding doors to sitting rooms
- External lighting & outside tap
- Fencing with concrete posts where applicable
- Landscaped & turf to fronts
- Rear gardens levelled and seeded
- Shingle driveways
- Electric doors to garages
- Garages also have lighting and electric points inside

KITCHEN / UTILITY ROOM

- Quality Howdens kitchen units and worktops
- Island to all kitchens
- Porcelain sinks

- Tiling for splashbacks
- Bosch and Lamona appliances
- Integrated bins
- Tiled floorings

BATHROOM / EN-SUITE / WC

- Chrome heated towel rails
- White porcelain sanitary ware
- Chrome taps
- Tiled floorings
- Tiled splashbacks

GENERAL INTERIOR

- White interior doors and skirtings
- Brushed chrome ironmongery
- White switches / TV points etc
- Wired smoke detection system
- Carpets to sitting room and bedrooms
- Oak engineered flooring to hallway

UTILITIES

- Air source central heating
- Underfloor heating downstairs
- Mains water and drainage
- Wired for fibre

OTHER INFORMATION

- Small annual service charge of £100 per annum per household (estimated) towards private road and green space upkeep. This charge will commence upon completion of the final unit
- There are no unusual covenants to the development other than the entranceway must be kept clear of vehicles
- Council tax bands tbc at time of publication
- All properties come with a 10 year warranty
- All appliances come with standard manufacturers warranties

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of this development. Layouts provide approximate measurements and are for guidance only and do not constitute any part of an offer, contract or warranty.

Bathroom and kitchen layouts are indicative only and may be subject to change. The information shown on the plans within this brochure are a preliminary guide only.





**KENSINGTON
FORGE**

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