



THE STORY OF

3 Cedar Close

Mattishall, Norfolk

SOWERBYS

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3 Cedar Close

Mattishall, Norfolk
NR20 3NW

Charming Three Bedroom Bungalow in Popular Village

Versatile and Easy Living with Scope for Modernisation

Bright and Airy Hallway Welcoming You into the Property

Spacious Living Room Flooded with Natural Light

Modern Kitchen with High Quality
Appliances and Ample Storage

Three Generously Sized Bedrooms for Comfortable Living

Well-Maintained Garden Oasis with Large
Patio Area for Outdoor Dining

Ready to Move in and Enjoy the
Convenience of Single Storey Living

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“A haven of peace and simplicity, 3 Cedar Close offers wonderful potential for its new owner...”

This charming three bedroom bungalow in the popular village of Mattishall offers easy living and versatile accommodation. Although it requires some modernisation, this property holds great potential.

Step inside to a bright and airy hallway which leads to a spacious living room, ideal for relaxation with its abundant

natural light. The modern kitchen boasts high-quality appliances and ample storage, making it a joy to cook and entertain in.

The three generously sized bedrooms provide comfortable retreats, complemented by a modern family bathroom.



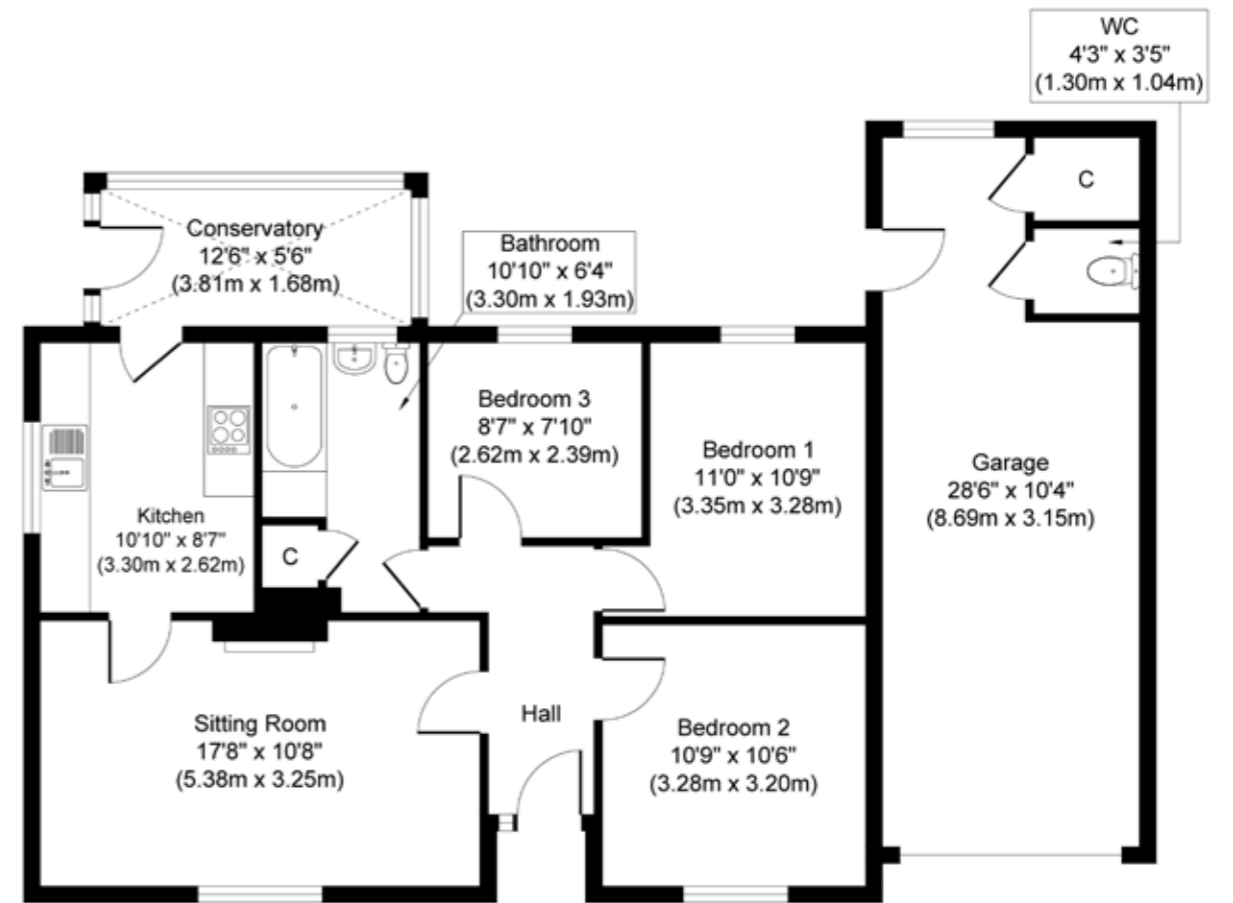


Outside, the garden offers a tranquil oasis with a variety of mature plants and shrubs.

To the front of the property is a small lawned garden with a driveway and longer than standard single garage with the ever important gardeners WC. There is potential here to extend into this space if one wishes, and subject to the necessary consents.

Whilst the bungalow requires some modernisation, it has been well-maintained and is ready for its new owners to move in and enjoy the convenience of single storey living.





Ground Floor
Approximate Floor Area
1095 sq. ft
(101.72 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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ALL THE REASONS

Mattishall

IN NORFOLK
IS THE PLACE TO CALL HOME



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 Sowerbys



“The tranquil rear garden includes some lovely mature shrubs - but is waiting for a new owner to come and make it their own...”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 0360-2622-3260-2597-2745

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: ///smirking.waistcoat.however

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