



THE STORY OF  
**Cedars**  
*Mattishall, Norfolk*

**SOWERBYS**



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THE STORY OF

# Cedars

32 Dereham Road, Mattishall, Norfolk,  
NR20 3NP

Popular Village Location

Detached Bungalow

Three Bedrooms

Sitting in Just Over Half an Acre (STMS)

Accommodation Stretching to Over 1,600 sq. ft.

Double Garage, Workshop and Carport

Open-Plan Kitchen/Dining Room

Bright and Spacious

South-Facing Garden

SOWERBYS DEREHAM OFFICE

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“...a private retreat for relaxation.”

Concealed behind an unassuming facade, this residence unfolds to reveal a stunning rear elevation adorned with glass, opening up to a meticulously landscaped south-facing garden. It creates a surprisingly bright home, which embraces the true meaning of bringing the outside in. Indulge in the peaceful luxury of this exquisite detached bungalow, which sits in a plot of just over half an acre (STMS), nestled along the prestigious Dereham Road in the charming and well served village of Mattishall.

The impeccably designed interior comprises a sophisticated sitting room with glass doors leading out to the garden, a spacious kitchen/dining room, three double bedrooms and a well-appointed bathroom. With the bedrooms and living accommodation all found at the rear of the property, there are wonderful views out over the garden. A utility room and separate WC can be found off the entrance hall. The seamless flow between these well-appointed spaces is complemented by the abundance of natural light which bathes the interior, creating an inviting ambiance throughout.









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.





Embrace outdoor living in the generously proportioned, landscaped rear garden, providing a private retreat for relaxation and entertaining alike. This secure haven offers the perfect balance of serenity and sophistication, ensuring an unrivalled lifestyle in the heart of this idyllic Norfolk village.

To the rear of the property, a double garage and workshop presents a versatile space that could be transformed into an enviable home office with the potential for further development, subject to obtaining the necessary permissions. A convenient carport at the front, coupled with a spacious in and out driveway offering ample parking for multiple vehicles, enhances the practicality of this distinguished home.

Cedars offers luxury, functionality, and a prime location in Mattishall village. Take the opportunity to call this refined property home.





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



Note from Sowerbys



Woodland walks at nearby Honingham

“...a delightful rural village setting, whilst being within easy reach of Dereham and Norwich.”

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## SERVICES CONNECTED

Mains electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 6134-9222-9300-0237-5226

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: ///fabricate.appetite.eagles

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