



8 Cedar Close, Mattishall

Dereham



Minors & Brady

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Mattishall, Dereham

Set in a well-regarded village, this detached bungalow offers comfortable single-level living in a practical and convenient location. The living room is a good size for everyday use, while the fitted kitchen with dining space works well for family meals and entertaining. A sunroom at the rear provides an extra sitting area with views over the garden. There are three bedrooms, including two doubles and a generous single, along with a modern family bathroom. Outside, the rear garden is neatly maintained with patio areas suitable for outdoor seating. The property also benefits from a single garage and off-road parking. Overall, it's a well-presented home that suits a range of buyers looking for space and ease of living.

- Modern detached bungalow set within a popular and well-regarded village
- Well-planned single-level layout, ideal for a range of buyers
- Spacious living room with plenty of natural light
- Fitted kitchen offering good storage and worktop space, with room for dining
- Bright sunroom providing additional living space and views over the garden
- Three well-proportioned bedrooms, including two doubles and a generous single
- Contemporary family bathroom finished to a good standard
- Neatly maintained rear garden with patio areas suitable for seating and dining
- Single garage providing storage or secure parking
- Off-road parking for added convenience





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The Location

As you leave Cedar Close, you're perfectly placed to enjoy all that the popular village of Mattishall has to offer. Just a short stroll away, you'll find a great selection of local amenities including a primary school, friendly cafés, independent shops, a village hall and the characterful village Church.

For those who love the outdoors, scenic countryside walks are easily accessible via the many public footpaths that wind through the surrounding area. A doctor's surgery and pharmacy are also close by, providing essential healthcare within easy reach.

For a broader range of services, Dereham lies just 3 miles away, home to schools for all ages, a cinema and a large leisure centre. Meanwhile, the city of Norwich sits around 15 miles to the east, offering extensive shopping, dining and entertainment options. With excellent public transport links nearby, Cedar Close combines the charm of village living with effortless access to town and city life.



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Cedar Close, Mattishall

Set within a highly regarded village location, this modern detached bungalow offers an excellent opportunity for those seeking well-balanced, single-level living in an attractive and peaceful setting. Beautifully presented throughout, the property is well suited to families, downsizers, or buyers looking to upsize without the need for stairs.

Upon entering the home, you are welcomed into a spacious living room that provides a comfortable and inviting space for everyday living and entertaining. The fitted kitchen is thoughtfully arranged and incorporates ample storage and worktop space, flowing naturally into a dedicated dining area that is ideal for family meals or hosting guests. To the rear, a bright and airy sunroom enjoys pleasant views across the garden, creating a relaxing additional reception space that can be enjoyed throughout the year.

The accommodation continues with three well-proportioned bedrooms, comprising two generous doubles and a good-sized single room, offering flexibility for family living, guests, or home working. These rooms are served by a modern and stylish family bathroom, finished to a high standard.



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Externally, the property benefits from a beautifully maintained rear garden, featuring patio areas that are perfect for outdoor dining, entertaining, or simply enjoying time in the sunshine. The garden provides a pleasant sense of privacy and a lovely extension of the indoor living space. Additional practical features include a single garage and off-road parking. Positioned in a desirable village environment, the home enjoys a quiet setting while still being conveniently located for local amenities and transport links. This attractive bungalow represents a fantastic opportunity to acquire a well-presented home in a sought-after location.

Agents Note

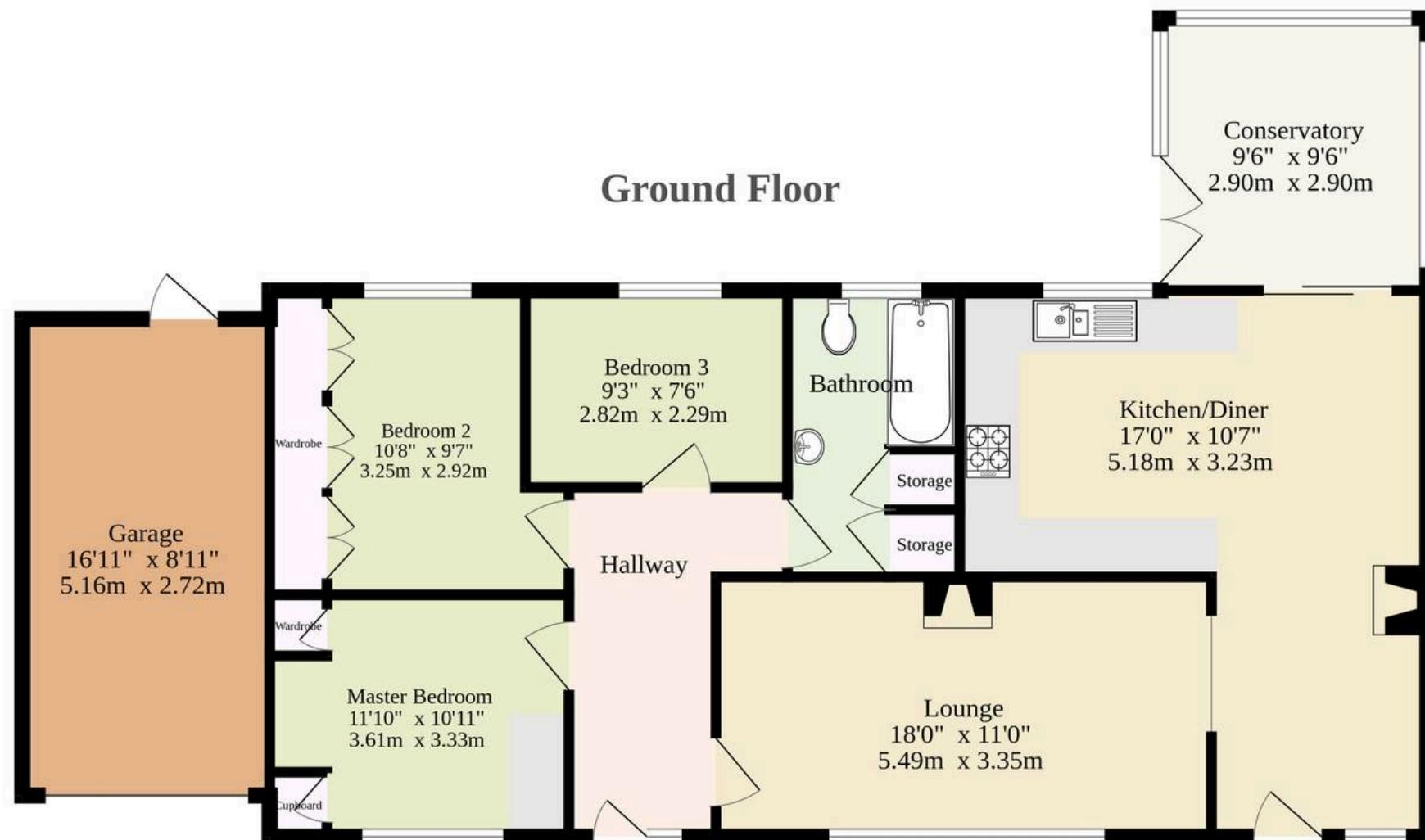
Sold Freehold

Connected to oil-fired heating.



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Ground Floor



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 operation or efficiency can be given.

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