

abbotFox



Cedar Rise, Mattishall, Dereham
£575,000 - £600,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this smartly positioned home, tucked away within a sought-after residential cul-de-sac in the popular village of Mattishall, built by the highly reputable Abel Homes.

Offering a well balanced layout, the property is ideally suited to modern living. The ground floor accommodation is light filled and thoughtfully arranged, with a welcoming sitting room providing the perfect space to relax or entertain, while the kitchen dining room acts as the sociable hub of the home and is well-appointed with ample storage and workspace. The ground floor further benefits from a utility room, generous lounge, formal dining room and study.

To the first floor, the bedrooms are well-proportioned and versatile, catering to a variety of needs including family living, guest accommodation or home working. Both the principal bedroom and the second bedroom benefit from en-suite facilities. The bathroom is presented in a clean, contemporary style, in keeping with the rest of the property.

Externally, the enclosed rear garden offers a high degree of privacy and a pleasant environment for outdoor enjoyment, whether that be entertaining, gardening or unwinding at the end of the day. The property further benefits from ample off road parking and a detached double garage.

Set within a thriving Norfolk village, Mattishall offers a range of local amenities and schooling, with excellent access to Dereham and the city of Norwich beyond.

An ideal purchase for any growing family, this is a home that combines convenience, comfort and a desirable village setting. An internal viewing comes highly recommended.



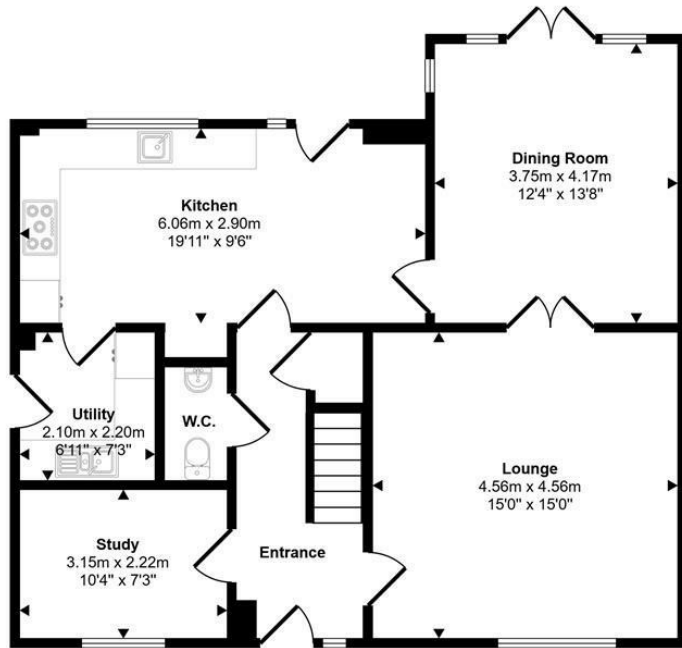




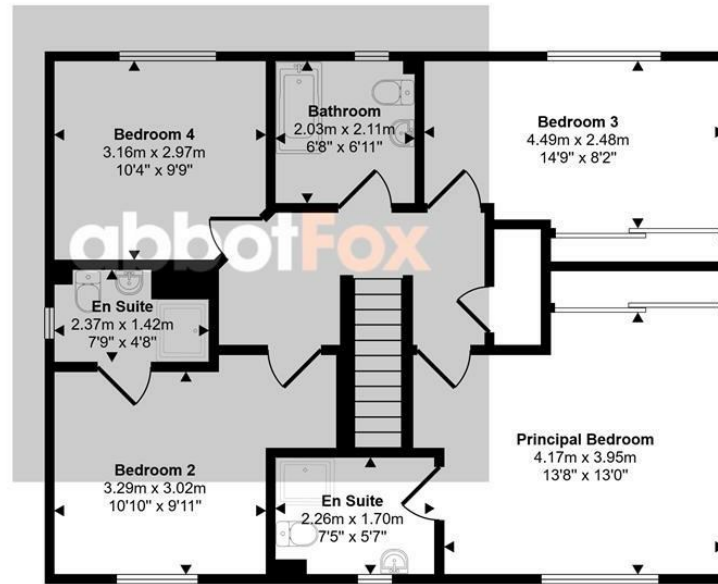
THE HIGHLIGHTS _____

- Executive detached Abel Homes built house
- Four double bedrooms, two en-suites
- Detached double garage and off road parking
- Open views to the front
- Sought after village location
- Generous reception rooms
- High quality, re-fitted kitchen
- Private, enclosed rear gardens
- Ideal family home
- Viewing advised

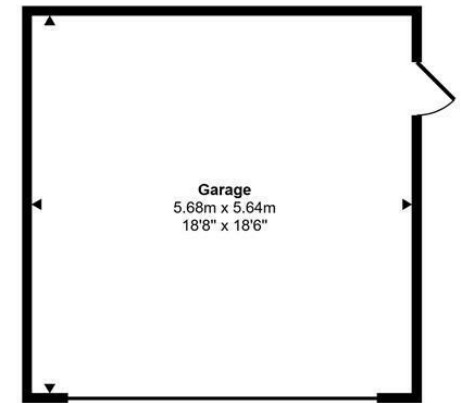
Approx Gross Internal Area
189 sq m / 2038 sq ft



Ground Floor
Approx 80 sq m / 864 sq ft



First Floor
Approx 77 sq m / 829 sq ft



Garage
Approx 32 sq m / 345 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING - B

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