



## 23 Hewitt Drive, Mattishall

£230,000 - £240,000 Freehold

This beautifully maintained end-of-terrace home offers an exceptional opportunity for modern living in a peaceful residential setting. With two bedrooms, off-road parking for two vehicles, and a private rear garden, the property combines thoughtful design with everyday practicality. Finished to a high standard throughout, it also benefits from underfloor heating on the ground floor and the reassurance of 9.5 years remaining on the NHBC warranty. Ideal for professionals, couples, or small families, this move-in ready home is perfectly placed for access to local amenities, schools, and transport links.



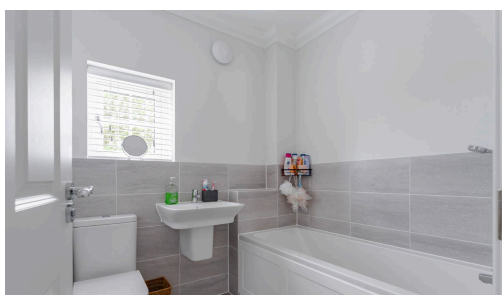
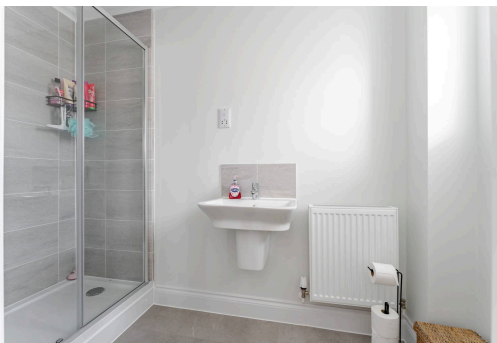
## Location

Located in the heart of Mattishall, Hewitt Drive enjoys a peaceful residential setting within one of mid-Norfolk's most well-connected and well-served villages. Mattishall offers a strong sense of community alongside everyday conveniences, including a local GP surgery, pharmacy, post office, convenience stores, café, and a highly regarded primary school. The village also benefits from regular public transport links to Dereham and Norwich, making it ideal for commuters or those seeking easy access to wider amenities. Surrounded by open countryside and just a short drive from the A47, Mattishall strikes a desirable balance between rural charm and modern practicality.



## Hewitt Drive

Approaching the property, you are greeted by a drive to the side, offering convenient off-road parking for up to two vehicles. A neat garden flanks the short path leading to the front door. Upon entering, the ground floor reveals a welcoming hallway with a convenient WC to the left and stairs ascending to the first floor.





The hallway seamlessly opens up to the open plan lounge/diner, which effortlessly merges with the well-equipped kitchen. Bathed in natural light, this space is perfect for relaxing, entertaining, and culinary activities. Double doors lead to the private, well-maintained rear garden offering a quiet retreat.

Ascending the stairs, the first floor unveils two bedrooms boasting built-in storage. The main bedroom benefits from an ensuite shower room, providing a touch of luxury and comfort, while the second bedroom is conveniently serviced by a family bathroom. Additional features include underfloor heating downstairs, and a partially boarded loft offering ample storage space.

This new build home boasts 9.5 years remaining on the NHBC warranty, providing peace of mind for years to come. Additionally, the property benefits from 18 months left on the Denbury Homes Warranty, ensuring comprehensive coverage for discerning buyers.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: B

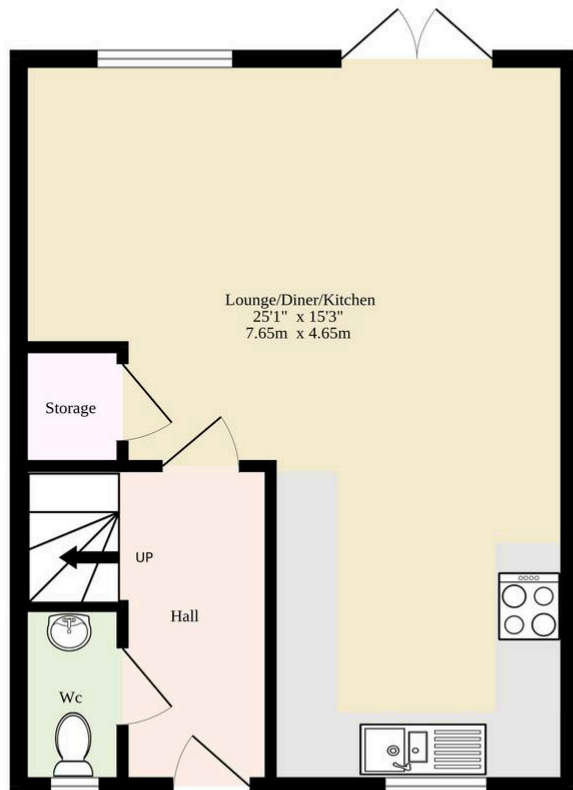
Tenure: Freehold

EPC Energy Efficiency Rating: B

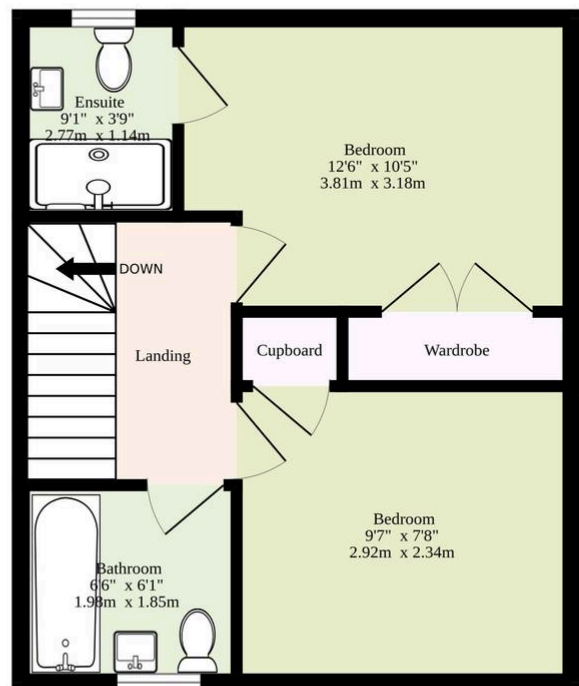
EPC Environmental Impact Rating: B



**Ground Floor**  
384 sq.ft. (35.7 sq.m.) approx.



**1st Floor**  
320 sq.ft. (29.7 sq.m.) approx.



**TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.**

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 operability or efficiency can be given.  
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