



INTRODUCING

Paddock Views

Dereham Road, Mattishall

SOWERBYS

Land & New Homes Specialists



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Paddock Views

Dereham Road, Mattishall,
NR20 3PD

Wonderful Corner Plot

Stunning Kitchen

Air Source Heating and Underfloor
Heating Downstairs

Five Bedrooms and Two En-Suites

Open Kitchen/Dining/Family
Room with Wood-Burner

Large Double Garage with Games
Room/Office Above

Spacious Driveway

10 Year Warranty

Ready to Move Into This Year

Annexe Potential (STPP)

SOWERBYS DEREHAM OFFICE

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Paddock Views is the largest home at Kensington Forge, featuring spacious south and west-facing wrap around gardens, a larger than average double garage with lobby to the upstairs games room/home office, and a spacious driveway.

The stunning home includes an upgraded kitchen with premium NEFF appliances and quartz worktops, which is open-plan with a dining/family room which features a wood-burning stove and bi-folding doors opening onto the south-facing patio. There's also a separate reception room for added flexibility.

The Juliet balcony in the principal bedroom offers views over the paddocks. Two of the five bedrooms on the first floor benefit from en-suites.

Ready to move into in 2025, this impressive property is unique to Kensington Forge.





The Specification

EXTERIOR AND CONSTRUCTION

- Traditional Brick Build and Finish
- UPVC Double Glazing/Composite Exterior Doors
- Aluminium Bi-Folding Doors to Family Room
- External Lighting and Outside Tap
- Fencing with Concrete Posts Where Applicable
- Garages have lighting and electric points

KITCHEN / UTILITY ROOM

- High Quality Shaker Kitchen Units
- Quartz Worktops
- Central Island
- Porcelain Sink
- Tiling for Splashbacks
- Quality Integrated Appliances
- American Style Fridge Freezer
- Integrated Bins
- Tiled Flooring

BATHROOM / EN-SUITES / WC

- Chrome Heated Towel Rails
- White Porcelain Sanitary Ware
- Chrome Taps
- Tiled Floorings
- Tiled Splashbacks

GENERAL INTERIOR

- White Interior Doors and Skirtings
- Brushed Chrome Ironmongery
- White Switches / TV Points etc
- Wired Smoke Detection System
- Carpets Bedrooms, Stairs and Landing
- Oak Engineered Flooring to Hallway and Sitting Room

UTILITIES

- Air Source Central Heating
- Underfloor Heating Downstairs
- Mains Water and Drainage
- Wired for Fibre
- Room above garage has upgraded electrics and may be suitable to be converted to an annexe (Subject to planning permission)





First floor



Ground floor

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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Mattishall

A POPULAR AND WELL-SERVED VILLAGE

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.



SERVICES CONNECTED

Air source central heating with underfloor heating to the ground floor. Mains water, electricity and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed

TENURE

Freehold.

LOCATION

What3words: ///sporting.vouch.elect

AGENT'S NOTE

Small annual service charge of £100 per annum per household (estimated) towards private road and green space upkeep. This charge will commence upon completion of the final unit.

Some photographs have been virtually staged to show how the property could look once furnished.

Some photographs have been virtually renovated to show how the property could look once finished.

Specification may change during the build process if supply issues are encountered. We will endeavour to inform of any forced changes and suitable replacements will be offered. Specifications listed are plot specific - please check with us before reserving.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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