



## 8 Cedar Close

### Offers In Excess Of £300,000

Located in a sought-after village setting is this beautifully presented detached bungalow which is perfect for families, upsizers, or anyone seeking single-level living.

Step inside to discover a spacious living room, a well-appointed fitted kitchen with dining space, along with a light-filled sunroom, offering views over the garden.

The property boasts three bedrooms, two of which are doubles and a good-size single, which are serviced by a stylish family bathroom.

Outside, you'll find a beautifully maintained rear garden with patio areas — ideal for outdoor dining, gardening, or simply enjoying the sunshine. Further benefits to the property include a single garage and off-road parking.

This lovely home is situated in a peaceful village location, while remaining within easy reach of local amenities and transport links.

#### Services

Oil central heating. Mains water, drainage, and electricity are connected.



## Situation

Mattishall is a large well served village with excellent local shops, village school, Doctors surgery and pharmacy and many other amenities. The city of Norwich is some 10 miles east and Dereham about 5 miles west and there are frequent bus services.

## Directions

To find the property from Dereham, head into Mattishall along Dereham Road. Proceed into the village centre and take the right hand turning onto Cedar Rise, followed by the left hand turning into Cedar Close. The property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0499.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





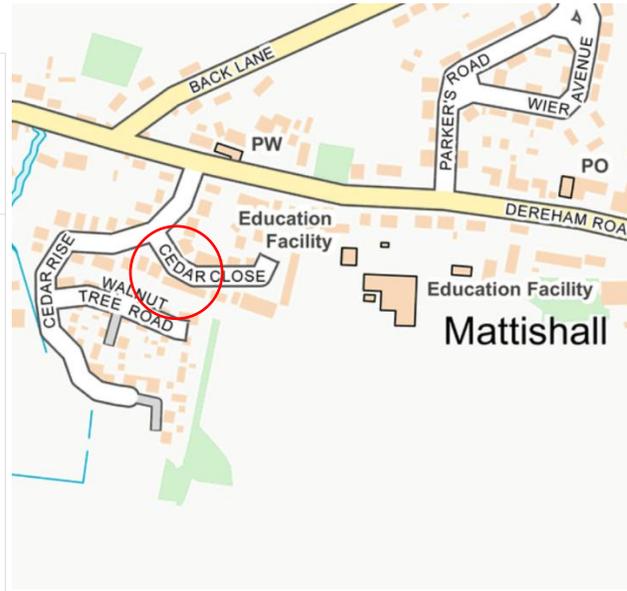
**PARSONS**  
COMPANY

Approximate total area<sup>m</sup>  
1149 ft<sup>2</sup>  
106.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	