



Drayton Hall Lane, Scarning - NR19 2PY



## Drayton Hall Lane

Scarning, Dereham

Sitting adjacent to farmed fields giving beautiful ROLLING COUNTRYSIDE VIEWS this DETACHED FAMILY HOME offers a versatile living space attractively decorated to create a welcoming and bright décor throughout. With a porch style entrance, the property opens to offer a 16' BAY FRONTED sitting room leading to an OPEN PLAN dining room, conservatory and kitchen with INTEGRATED APPLIANCES, pantry style cupboard and space leading to a UTILITY ROOM and WC. The first floor landing gives way to FOUR BEDROOMS, three of which benefit from BUILT IN WARDROBES and the larger with direct use of an EN-SUITE SHOWER ROOM as well as the shared FAMILY BATHROOM. Externally, a driveway comes to the front to accommodate two vehicles in front of the INTEGRAL GARAGE with electric roller door to the front and a fully enclosed garden to the rear.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Family Home
- Rolling Field Views
- 16' Bay Fronted Sitting Room
- Kitchen/Dining Room With Integrated Appliances & Utility
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed Rear Garden
- Driveway & Integral Garage

Scarning is a popular village close to the market town of Dereham, with a Primary School, Church and Golf Course. Only 2 miles from Dereham with easy access to the A47 for Norwich, the market town of Dereham offers a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

#### SETTING THE SCENE

The property is set back from the street adjacent to rolling farmed fields where a shared access drive leads you towards the private driveway for off road parking sat in front of the integral garage with electric roller door to the front.



## THE GRAND TOUR

As you enter you are first met with a porch style entrance ideal for slipping off coats and shoes before turning to your left where you will find yourself within the sitting room featuring a boxed bay double glazed window to the front and radiator below where a large carpeted floor space allows room for a choice of soft furnishings. Beyond this, the property opens into a well decorated and bright kitchen/dining room. Space for a formal dining suite can be found to your left and a wide range of base mounted storage units can be found to your right. Wood work surfaces extend out to create a large usable work surface where a five ring gas burner hob can be found with single oven below and extraction above. Room is left for a dishwasher below the sink whilst adjacent a generously sized under the stair storage cupboard/pantry can also be found. Through the side of the kitchen a utility room is housed where additional storage can be found as well as room for appliances including a washing machine and tumble dryer with two piece WC next door featuring frosted glass window and low level radiator. The very rear of the home continues in an open plan fashion where you will find yourself in the uPVC double glazed conservatory, an extension off the main living area adding to the social setting ideal for entertaining with families and friends. The first floor landing allows access to all four of the bedrooms on the first floor as well as the three piece family bathroom suite featuring a shower head mounted over the bath with glass screen, towel rail to your left and vanity storage. The two smaller of the bedrooms can be found on the right hand side of the home. Both are currently functioning as separate home offices however would make ideal single bedrooms or nurseries if desired with the larger bedroom coming towards the front of the home benefiting from a built in wardrobe. The first double bedroom occupies a rear facing aspect to the left of the home with carpeted flooring laid underfoot and benefiting from built in storage wardrobes with enough floor space for additional storage and a large double bed.

The main bedroom comes towards the front of the home with rolling field views out of both of the uPVC double glazed windows to the front. Wall to wall mirrored sliding wardrobes can be found to one side whilst access to the en-suite shower room found to the other, all recently redecorated with a tasteful modern feel, comprising a wall mounted towel rail and shower cubicle plus vanity storage.

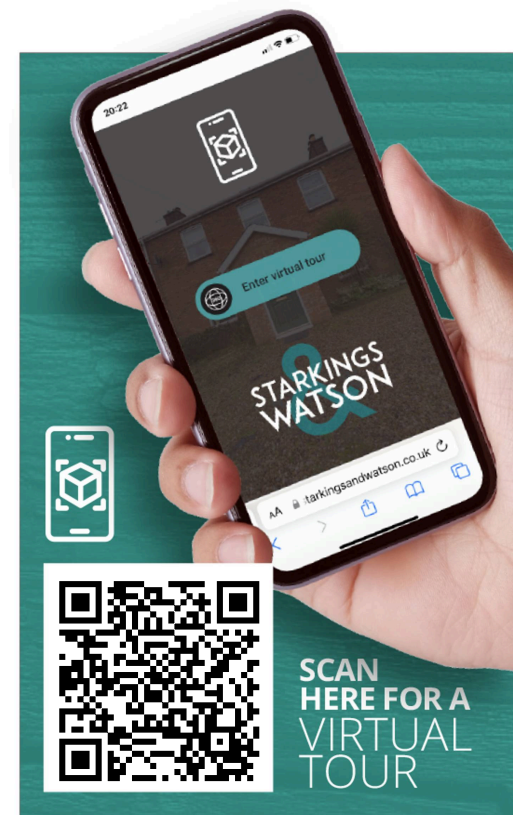
## FIND US

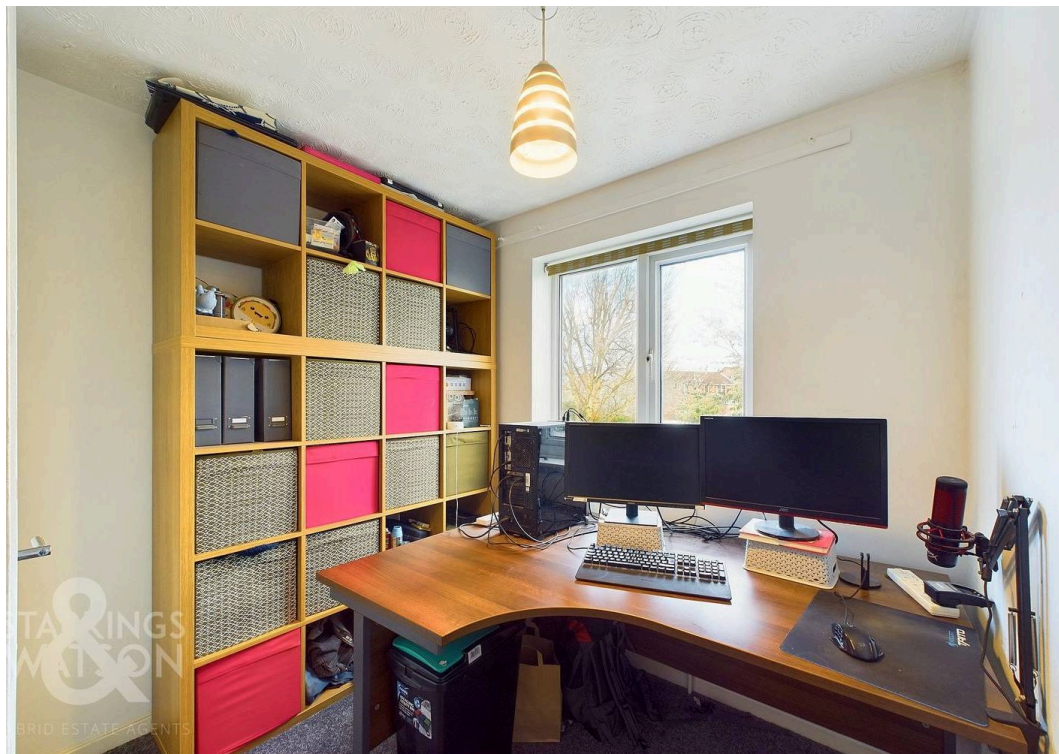
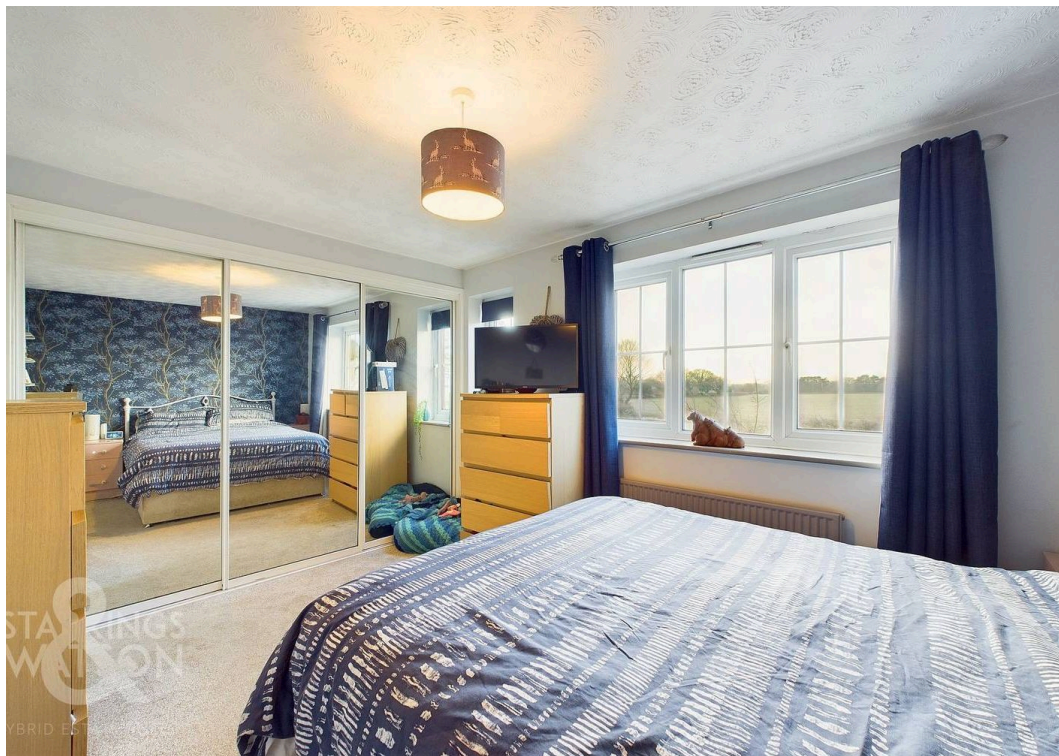
Postcode : NR19 2PY

What3Words : ///shifts.cinemas.bordering

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



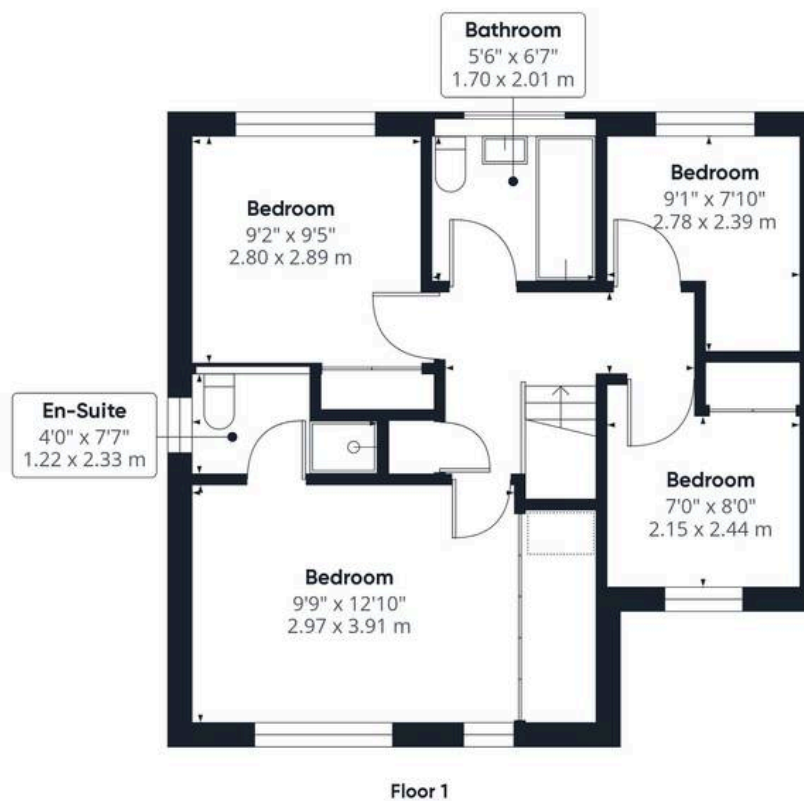
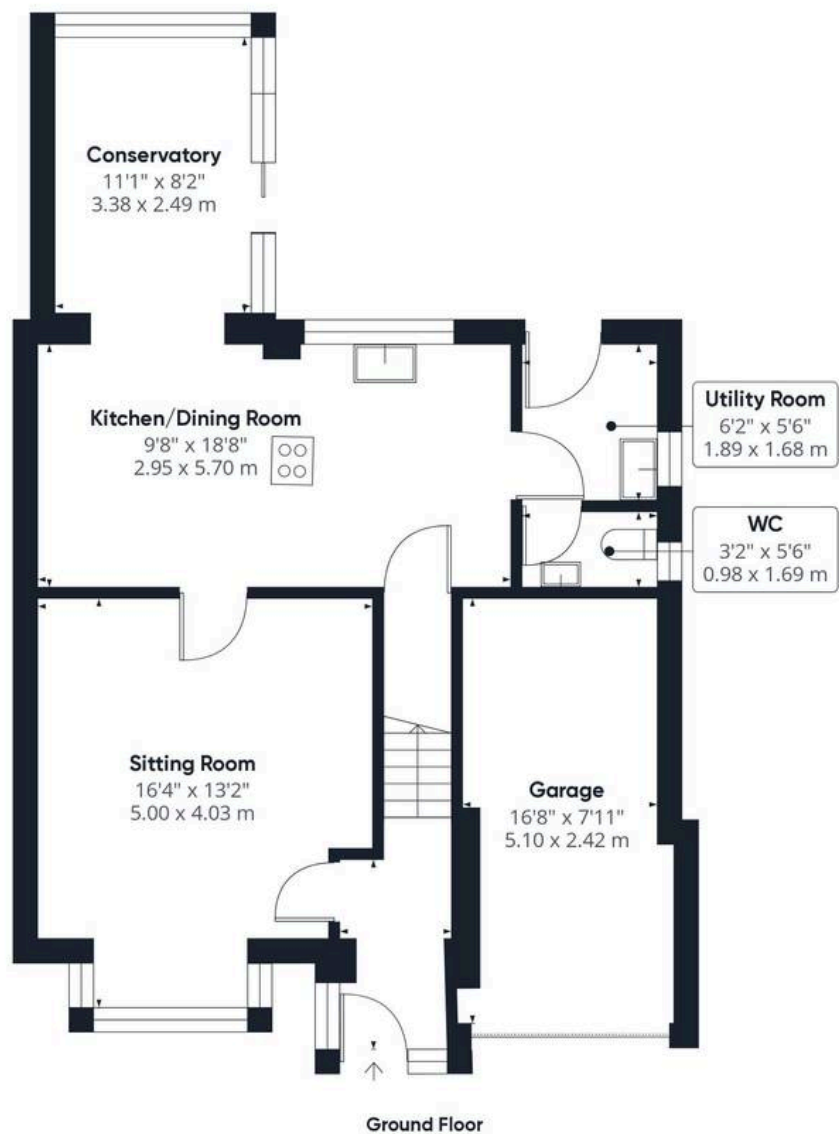




## THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides and to the back with timber fencing with a predominantly lawned space featuring planted borders to the sides and mature trees at the very rear for privacy and vibrancy. A side walkway leads you towards the front of the home, ideal for access to the garden.





**Approximate total area<sup>(1)</sup>**

1223.98 ft<sup>2</sup>  
113.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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