



Bell Close, Scarning - NR19 2TW





## Bell Close

Scarning, Dereham

Located on the FRINGES OF THE DEVELOPMENT at the end of a quiet CUL-DE-SAC, this charming SEMI-DETACHED HOUSE is immaculately presented making the perfect home for families and couples alike. Stepping through the HALLWAY ENTRANCE, you are greeted by a well-appointed KITCHEN boasting INTEGRATED APPLIANCES to the right, whilst access can be found to the garage opposite. The property flows seamlessly into an 18' OPEN PLAN SITTING and DINING ROOM, providing ample space for relaxation and formal dining, with FRENCH DOORS leading out. Ascending the stairs, THREE BEDROOMS await off the landing, accompanied by a modern THREE-PIECE SHOWER ROOM for convenience. Outside, the ENCLOSED GARDENS offer a PRIVATE REAR ASPECT, ideal for enjoying the summer months. Additionally, DRIVEWAY PARKING can be found to the front and further to an INTEGRAL GARAGE.

Council Tax band: B

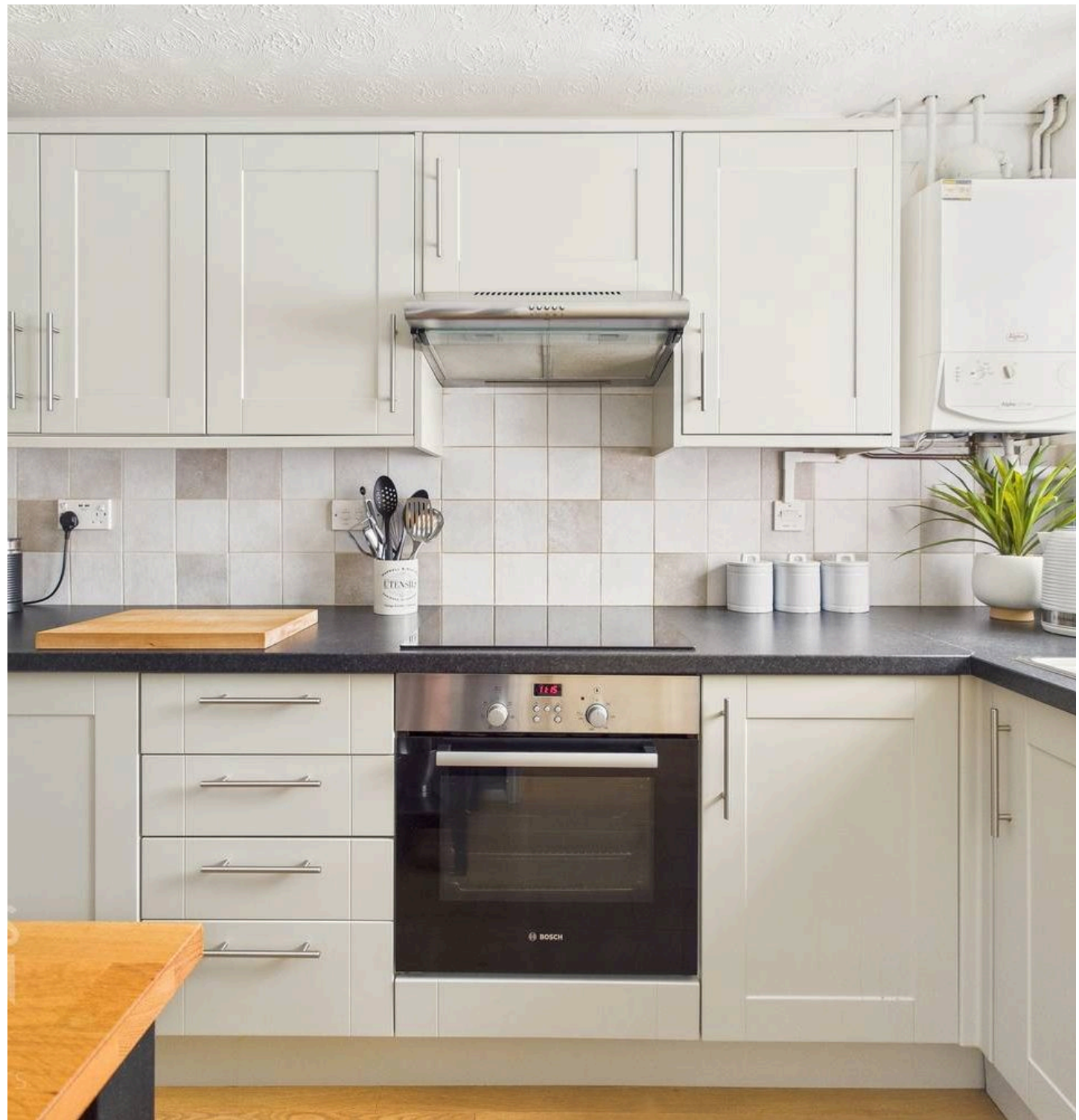
Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached House
- 18' Open Plan Sitting & Dining Room
- Well Appointed Kitchen With Integrated Appliances
- Three Bedrooms off Landing
- Modern Three Piece Shower Room
- Cul-De-Sac Setting
- Full Fibre to House
- Fully Serviced Gas Central Heating
- Driveway Parking & Integral Garage
- Enclosed Gardens With a Private Rear Aspect

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

Tucked away at the end of this quiet cul-de-sac, the property is set back from the road with a paved driveway and a laid lawn frontage bisected with a patio pathway leading up to the main entrance beneath an open porch.

## THE GRAND TOUR

Stepping inside, the welcoming entrance hall offers wood flooring underfoot for ease of maintenance, whilst a door to the left opens to the integral garage. To the right, the fully fitted kitchen can be found offering a range of wall and base storage cupboards with further under counter space available for a dishwasher or washing machine. Integral appliances also feature with an oven, inset glass hob and extractor above, whilst a stainless steel sink with integral drainer and mixer tap sit below the window. Moving through the property, you are welcomed to the 18' open plan sitting and dining room, ample room can be found for formal dining and a range of soft furnishing layouts. To the right, the sitting room is centred around a feature fireplace with fitted carpeted flooring running underfoot, this space is flooded with natural light from rear facing sliding French doors overlooking the garden.

Stairs lead up to the first floor landing, with loft access above and doors opening to three bedrooms. The first two bedrooms enjoy a south facing aspect over the garden with fitted carpets, radiators and uPVC double glazed windows. The main bedroom enjoys the same benefits with space for a large double bed and further storage furniture. Completing the accommodation, the contemporary three piece shower room can be found to the right from the landing, boasting a double open walk in shower with a glass splashback. A cupboard to the corner of the room offers storage with a wall mounted heated towel rail adjacent and useful vanity storage below the sink.

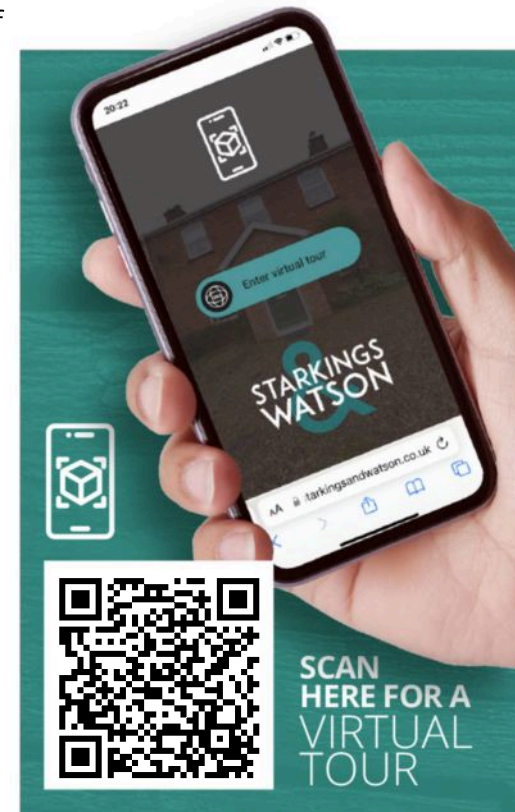
## FIND US

Postcode : NR19 2TW

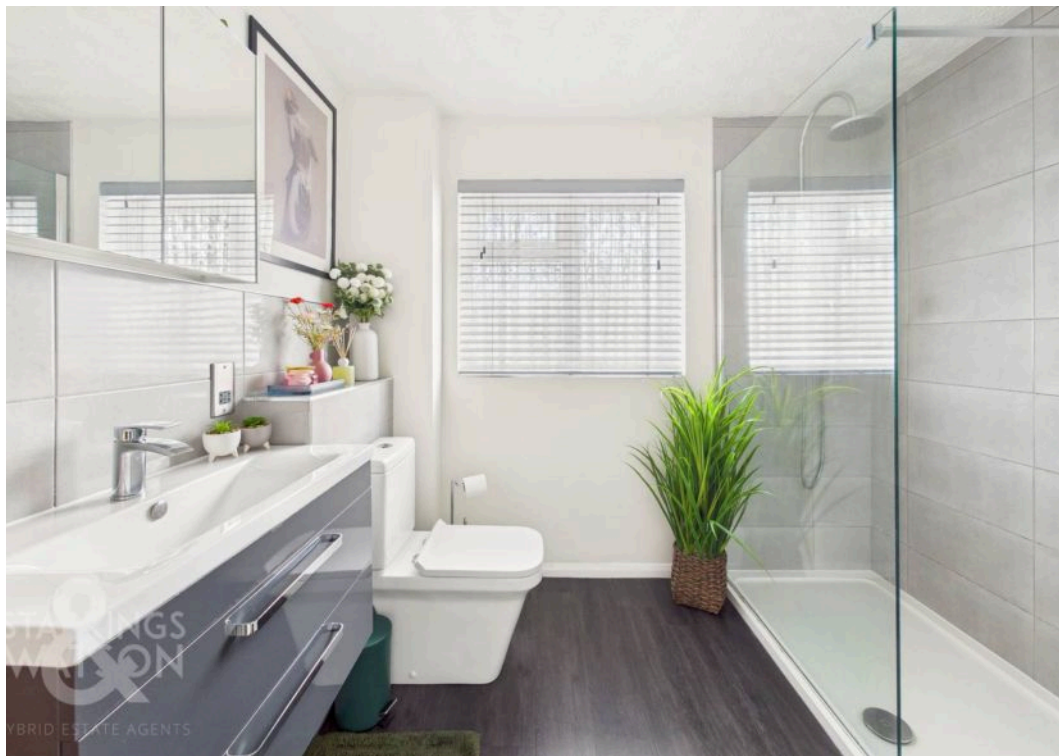
What3Words : ///items.fists.initiated

## VIRTUAL TOUR

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









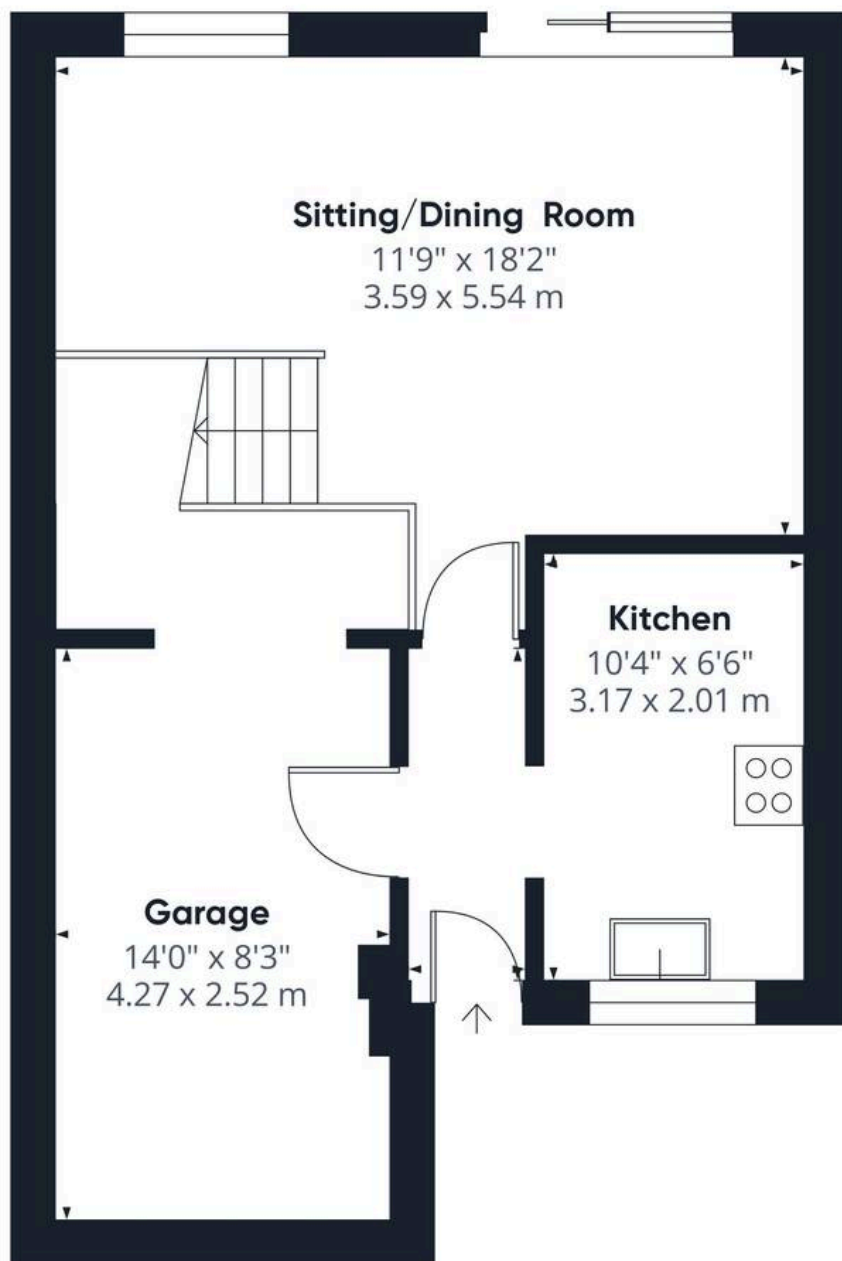


## THE GREAT OUTDOORS

Stepping outside, the rear garden is enclosed with timber panel fencing, offering a private south facing rear aspect. Initially offering a flagstone patio with plenty of space for outdoor furniture to enjoy the summer months. A convenient passageway leads down the side of the home giving access to the front. The remainder of the garden is predominantly laid to lawn with a stone border housing a range of well established shrubs and plantings.







Ground Floor



Floor 1

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

801 ft<sup>2</sup>

74.5 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





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