



Hawthorn Drive, Scarning, Dereham, NR19 2UD

welcome to

Hawthorn Drive, Scarning, Dereham

>> VIEW NOW! For Sale by Modern Auction!! An extremely well-proportioned and versatile detached house, which incorporates annexe living, offering 5 bedrooms, 3 reception rooms, impressive garden room, en suite facilities, garden, ample parking & so much more!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

UPVC double glazed entrance door to front aspect, UPVC double glazed obscure glass windows and door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, storage cupboard, radiator and doors opening to ground floor rooms.

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, wood effect flooring, radiator and UPVC double glazed window to side aspect.

Lounge

23' x 11' 3" (7.01m x 3.43m)

With fitted carpet flooring, central electric fireplace with surround, television point, two radiators, UPVC double glazed sliding doors opening to the garden room and UPVC double glazed bay window to front aspect.



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Kitchen

17' 6" x 11' 4" (5.33m x 3.45m)

A wide range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 stainless steel sink and drainer with mixer tap above, tiled splashbacks, integrated dishwasher and washing machine, space for double gas oven, stainless steel extractor hood over, space for free standing fridge / freezer, wine cooler, inset ceiling spot lights, under-cabinet lighting, tiled flooring, UPVC double glazed window to rear aspect, UPVC double glazed door opening to side aspect and archway opening to;

Dining Room

10' x 9' 5" (3.05m x 2.87m)

With tiled flooring, built-in storage, television point, inset ceiling spot lights and UPVC double glazed doors opening to;

Garden Room

31' x 11' 6" (9.45m x 3.51m)

With tiled flooring, under-floor heating, television point, radiator, panoramic double glazed windows to side and rear aspects and UPVC double glazed double doors opening to the rear garden.

Office / Study

13' 9" x 9' 3" (4.19m x 2.82m)

With wood effect flooring, radiator, UPVC double glazed window to front aspect and door opening to the annexe bedroom.

First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, loft access, radiator, UPVC double glazed window to front aspect and doors opening to all bedrooms and bathroom.

Master Bedroom

11' 9" x 11' 7" (3.58m x 3.53m)

With fitted carpet flooring, built-in wardrobes, television point, inset ceiling spot lights, UPVC double glazed window to rear aspect and door opening to;

En Suite

Tiled three piece suite comprising low level, w.c, hand wash vanity unit, walk-in shower cubicle, inset ceiling spot lights, wood effect flooring, radiator and UPVC double glazed window to side aspect.

Bedroom Two

11' 4" x 11' (3.45m x 3.35m)

With wood effect flooring, radiator and UPVC double glazed window to rear aspect.

Bedroom Three

9' 7" x 9' 4" (2.92m x 2.84m)

With fitted carpet flooring, built-in wardrobes, radiator and UPVC double glazed window to front aspect.

Bedroom Four

7' 9" x 7' 5" (2.36m x 2.26m)

With fitted carpet flooring, built-in wardrobes, radiator and UPVC double glazed window to rear aspect.

Family Bathroom

Tiled suite comprising low level w.c, hand wash vanity unit, P shaped panelled bath with shower head over and shower screen, wood effect flooring, heated towel rail and UPVC double glazed window to front aspect.

Annexe Bedroom

10' x 7' 6" (3.05m x 2.29m)

With fitted carpet flooring, radiator, UPVC double glazed window to front aspect and door opening to;

Annexe Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, wood effect flooring, heated towel rail and door opening to;

Annexe Kitchen / Living Area

16' 1" x 7' 6" (4.90m x 2.29m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, space for fridge / freezer, part wood effect flooring and fitted carpet flooring, television point, radiator, loft access and UPVC double glazed dual-aspect windows.

Outside

The front of the property is approached via a large brickweave driveway, providing off road parking for several vehicles. The remainder of the front enjoys decorative slate beds and gate access to the rear garden.

The enclosed and landscaped rear garden is laid to lawn with paved patio seating area and pathways, decorative shingle boarders, covered decking area, perfect for entertaining friends and family, together with two storage sheds.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extensive & Beautifully Presented Family House
- Offers 4 Bedrooms With An Additional Bedroom To Annexe
- 3 Reception Rooms And Impressive 31' Garden Room
- Annexe Offering Living / Kitchen Area & Shower Room
- Ground Floor Cloakroom, Master En Suite & Family Bathroom

Tenure: Freehold EPC Rating: C

guide price

£390,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116338 - 0005

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