



**Steward Way, Scarning, Dereham, NR19 2TP**



**welcome to**

**Steward Way, Scarning, Dereham**

A beautifully presented 2 bedroom semi-detached house, located within a popular residential area in Scarning, close to local amenities. The modern home offers an open plan lounge/dining area, fitted kitchen, conservatory, south facing & enclosed rear garden, driveway parking, garage & more!



## Description

We are extremely pleased to offer for sale this very well presented 2 bedroom semi-detached house, located within an established development, within close proximity of Dereham town centre and just walking distance from Lucy's Meadow Nature Reserve.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, welcoming lounge with central gas fireplace, open plan access to the dining area, fitted kitchen with some integrated appliances and the conservatory. This is complemented on the first floor by two double bedrooms, one with built-in wardrobes, and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a hard standing driveway which provides off road parking and access to the garage, together with an attractive, south facing rear garden.

The previous owners repurposed the property to a two double bedroom house, however the property can be reverted back to a three bedroom property, which would be ideal for growing families.

A full internal viewing is essential to fully appreciate the accommodation offered for sale!

## The Accommodation

### Entrance Hall

Double glazed door opening to front aspect, wood effect flooring, door opening to lounge and further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring and double glazed obscure glass window to front aspect.

### Lounge

15' 3" x 13' 8" ( 4.65m x 4.17m )

With fitted carpet flooring, central gas fireplace with decorative surround, stairs rising to first floor landing, understairs storage cupboard, radiator, double glazed window to front aspect and archway opening to;

### Dining Area

10' x 7' 8" ( 3.05m x 2.34m )

With wood effect flooring, radiator, double glazed patio doors opening to the conservatory and opening to;

### Kitchen

9' 11" x 7' 3" ( 3.02m x 2.21m )

A range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap above, tiled splashbacks, built-in electric oven, inset gas hob with concealed extractor over, space for fridge, plumbing available for dishwasher and washing machine, integrated microwave, tiled flooring, radiator, double glazed window to rear aspect and door opening to;

### Conservatory

15' 4" x 8' 7" ( 4.67m x 2.62m )

UPVC and brick build with tiled flooring, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

### First Floor Landing

With fitted carpet flooring, double glazed window to side aspect and doors opening to both bedrooms and bathroom.

### Bedroom One

15' 3" x 11' 9" ( 4.65m x 3.58m )

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

### Bedroom Two

11' 11" x 8' 9" ( 3.63m x 2.67m )

With fitted carpet flooring, radiator and double glazed window to front aspect.

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, tiled walls, tiled flooring, built-in storage cupboard, heated towel rail and double glazed obscure glass window to front aspect.

### Outside

The front of the property is approached by a hard standing driveway which provides off road parking and access to the garage. The remainder of the front is laid to slate, for ease of maintenance.

The enclosed, south facing rear garden is laid predominantly to patio, providing the perfect space for outside entertaining or relaxing, together with a small lawned area, an array shrub beds, raised flower beds and personal door access to garage.

### Garage

With power, lighting, space for freezer and up and over door to front aspect.

### Location

Scarning is a popular area adjoining the bustling market town of Dereham and also extends for about two miles to the old village of Scarning with its attractive church and a primary school. Dereham town itself is situated about 16 miles from the City of Norwich. It has a modern shopping centre, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



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## Steward Way, Scarning, Dereham

- Modern 2 Bedroom Semi-Detached House
- Offers Open Plan Living Space
- Ground Floor Cloakroom And First Floor Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- South Facing, Attractive Rear Garden
- Off Road Parking And Garage
- Popular Position Within Scarning

Tenure: Freehold EPC Rating: D  
guide price

**£240,000**



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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