



Grove Close, Scarning, Dereham, NR19 2TE

welcome to

Grove Close, Scarning, Dereham

****NO ONWARD CHAIN**** A 2 bedroom mid-terraced house, presented in excellent decorative order and situated within a popular area of Scarning, close to local amenities. The modern home further offers open plan living accommodation, low maintenance rear garden & 2 allocated off road parking spaces!!



Description

We are extremely pleased to present to the market this inviting 2 bedroom mid-terraced house, offering easy access to Dereham town centre amenities and facilities.

Briefly, the internal ground floor accommodation comprises; entrance porch, open plan lounge/diner with sliding doors opening to the pleasing rear garden and modern fitted kitchen. This is complemented on the first floor by two bedrooms, of which one offers built-in storage space, and the stylish bathroom suite. Outside, there are two allocated parking spaces, together with a low maintenance rear garden. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Call us today to book your viewing! NO ONWARD CHAIN!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

With wood effect flooring, double glazed window to side aspect and door opening to;

Lounge/Diner

24' x 12' (7.32m x 3.66m)

With wood effect flooring, stairs rising to first floor landing, two radiators, double glazed window to front aspect and double glazed sliding doors opening to the rear garden.

Kitchen

10' x 4' 7" (3.05m x 1.40m)

A range of matching wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 sink with mixer tap above, tiled splashbacks, wood effect flooring, built-in electric oven, inset electric hob with extractor hood over, space for fridge freezer and washing machine.

First Floor Landing

With Fitted carpet flooring, doors opening to both bedrooms and bathroom.

Bedroom One

10' 5" x 9' 7" (3.17m x 2.92m)

With fitted carpet flooring, built-in wardrobe, built-in storage cupboard, radiator and double glazed window to front aspect.

Bedroom Two

12' 8" x 7' 4" (3.86m x 2.24m)

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

Bathroom

Three piece suite comprising low level w.c, hand wash basin, panelled bath with shower over, tiled walls, tiled flooring and heated towel rail.

Outside

To the front of the property, there are two allocated parking spaces which provide off road parking. The remainder of the front is laid to shingle and partially enclosed by low level brick wall and shrub beds.

Stepping out to the rear, you are greeted by an attractive, low maintenance rear garden which offers space for outside entertaining and relaxing with friends and family in the spring and summer evenings. Together with artificial turf, decking area, slate beds, raised plant beds and timber storage shed.

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, as well as recreation ground including a play park, bowls club and public tennis courts. 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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/DRM116476



welcome to

Grove Close, Scarning Dereham

- 2 Bedroom Mid-Terraced House
- Open Plan Lounge/Diner
- Modern Fitted Kitchen And Bathroom
- Gas Fired Central Heating
- Double Glazed Windows
- Enclosed, Low Maintenance Rear Garden
- Well-Regarded Development In Scarning
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: C

offers in excess of

£190,000



view this property online williamhbrown.co.uk/Property/DRM116476



Property Ref:
DRM116476 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

From William H Brown Dereham office, proceed through the town centre and bear left at the War Memorial. Continue down Swaffham Road out of town and take the left hand turn into Chestnut Road. Turn right into Brooks Drive and take the left hand turn into Grove Close. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk