



**Dereham Road, Scarning, Dereham, NR19 2PT**

**welcome to**

**Dereham Road, Scarning, Dereham**

**\*\*DOUBLE GARAGE\*\*** Viewings are essential on this extremely sizeable 3 bedroom detached bungalow, occupying a prominent non-estate location, within easy reach of Dereham town centre. Further boasting conservatory, en suite facilities, generous garden, ample off road parking & much more!!



## The Accommodation

Double glazed external entrance door opening to;

## Entrance Hall

With fitted carpet flooring, airing cupboard housing hot water tank, radiator, doors opening to lounge, all bedrooms, wet room and further door opening to;

## Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to side aspect.

## Lounge

17' x 12' 9" ( 5.18m x 3.89m )

With fitted carpet flooring, wall lights, radiators, double glazed window to front aspect and opening to;

## Dining Area

10' 7" x 8' 5" ( 3.23m x 2.57m )

With fitted carpet flooring, radiator, door opening to kitchen and double glazed sliding doors opening to;

## Conservatory

9' 9" x 9' 9" ( 2.97m x 2.97m )

UPVC and brick build with vinyl flooring, radiator, double glazed windows surrounding and double glazed French style doors opening to the rear garden.

## Kitchen

17' 2" x 10' 6" ( 5.23m x 3.20m )

A range of wall and base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, extractor hood, space for free standing fridge freezer, plumbing available for dishwasher, wood effect flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect, double glazed external entrance door opening to the rear garden and further door opening to;

## Utility Room

8' 9" x 6' 8" ( 2.67m x 2.03m )

A range of base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, space and plumbing available for washing machine and tumble dryer, wall mounted boiler, wood effect flooring, radiator and dual aspect double glazed windows to side and rear aspects.

## Master Bedroom

13' 5" x 12' 5" into wardrobes ( 4.09m x 3.78m into wardrobes )

With wood effect flooring, built-in wardrobes, inset ceiling spotlights, radiator, double glazed window to rear aspect and door opening to;

## En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

## Bedroom Two

10' 6" x 8' 2" ( 3.20m x 2.49m )

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

## Bedroom Three

10' 6" x 8' 3" ( 3.20m x 2.51m )

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

## Wet Room

Two piece suite comprising hand wash vanity unit, shower, tiled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to side aspect.

## Outside

The property is set back from the road and is approached by a brickweave driveway providing a wealth of off road parking for multiple vehicles and access to the double garage. The remainder of the front enjoys decorative plant borders with low level

brick wall and timber fencing partially enclosing the home.

Stepping out to the rear lies a well-tended garden, laid predominately to lawn with inviting patio areas, perfect for dining during the warmer months. Within the grounds are numerous plant and shrub beds, together with mature hedging which offers an extra level of privacy to the garden. The remainder of the rear is further enclosed by timber fencing with paved side passages leading to the front aspect.

## Double Garage

18' 7" x 16' 4" ( 5.66m x 4.98m )

With power, lighting, personal door access from the garden and electric roller doors to front.

## 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.

## directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear left at the War Memorial. Follow the road around passing The George Hotel and continue to the bottom of Swaffham Road. Proceed out of the town centre onto Dereham Road and pass the turning for Chestnut Road. The property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

## Dereham Road, Scarning, Dereham

- No Onward Chain
- Well-Proportioned 3 Bedroom Detached Bungalow
- Open Plan Lounge/Dining Area + Conservatory
- Cloakroom, En Suite Facilities And Wet Room
- Private, Well-Manicured Rear Garden
- Ample Off Road Parking And Double Garage
- Occupying A Non-Estate, Sought-After Position

Tenure: Freehold EPC Rating: D

guide price

**£375,000 - £400,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116564 - 0006

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william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**