



**Chestnut Road, Scarning, Dereham, NR19 2TA**

**welcome to**

**Chestnut Road, Scarning, Dereham**

**\*\*STUNNING KITCHEN/DINING ROOM\*\*** A spacious, stylish 4 bedroom detached family-sized house, located within a well-established development, close by to local amenities. Boasting an ultra-modern kitchen with integrated appliances, conservatory, en suite, pleasant garden space, driveway & workshop!!



## Description

We are delighted to present to the market this contrasting 4 bedroom detached house, offering a great position within this popular residential development in Scarning. The property offers easy access to Dereham town centre and enjoys local bus routes, schools and charming walks over Lucy Meadow nature reserve.

In brief, the internal ground floor accommodation comprises; long entrance hall, cloakroom w.c, inviting bay-fronted lounge, open plan stylish kitchen/dining room with a range of integrated appliances and convenient breakfast bar, separate utility room and bright & breezy conservatory with French style doors opening to the lovely garden space. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, three further great sized bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout, installed in 2023. Externally, a large brickweave driveway provides ample off road parking for several vehicles and access to the workshop, together with an enclosed, well-manicured rear garden which provides fantastic space for outside entertaining.

This modern, family-sized home would suit an assortment of buyers! Internal and external viewings are essential to fully appreciate the accommodation on offer!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

With tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, inset ceiling spotlights, radiator, door opening to lounge, opening to kitchen/dining room and further door opening to;

### Cloakroom

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

### Lounge

11' 4" x 13' 9" + bay ( 3.45m x 4.19m + bay )

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

### Kitchen/Dining Room

21' 9" x 8' 5" ( 6.63m x 2.57m )

A matching range of high quality wall and base units with complementary marble effect worktops over and upstands, inset undermount sink with mixer tap, built-in eye-level electric double oven, inset induction hob with tiled splashback and extractor hood, integrated dishwasher, fridge freezer and washing machine, breakfast bar, tiled flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect, open plan access to the conservatory and door opening to;

### Utility Room

Fitted base units with complementary work surfaces over, space for free standing fridge freezer, space and plumbing available for washing machine, cupboard housing boiler, tiled flooring, double glazed window to rear aspect and double glazed external door opening to the side aspect.

### Conservatory

10' 10" x 10' 4" ( 3.30m x 3.15m )

Brick and UPVC build with tiled flooring, inset ceiling spotlights, radiator, double glazed windows surrounding and double glazed French style doors opening to the rear garden.

### First Floor Landing

With fitted carpet flooring, loft hatch, radiator and doors opening to all bedrooms and family bathroom.

### Master Bedroom

12' 8" x 11' 2" ( 3.86m x 3.40m )

With fitted carpet flooring, built-in wardrobes, 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 with tiled upstands, walk-in corner shower cubicle, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

### Bedroom Two

13' 7" x 9' 1" ( 4.14m x 2.77m )

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

### Bedroom Three

8' 3" x 13' 9" ( 2.51m x 4.19m )

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

### Bedroom Four

8' 10" x 8' 4" ( 2.69m x 2.54m )

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

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled flooring, airing cupboard housing hot water tank, heated towel rail and double glazed obscure glass window to rear aspect.

### Outside

The property is approached by a large brickweave driveway, providing ample off road parking for several vehicles and access to the workshop. The remaining areas of the front are laid to shingle, for ease of maintenance, with decorative plant beds and low level brick wall partially enclosing the home.

Step outside to discover the well-manicured rear garden, laid predominately to lawn alongside charming patio areas and raised decking seating space, perfect for outside entertaining and relaxing throughout the warmer months of the year. Enjoy outside dining under the delightful gazebo and surround yourself with natural greenery with various plant and shrub borders. The property is fully enclosed by timber fencing, offering privacy to the home and gate access leads to the front aspect.

### Workshop

With power, lighting, access to fusebox and electric roller door to front aspect.



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welcome to  
**Chestnut Road, Scarning,  
 Dereham**

- Fantastic 4 Bedroom Detached House
- Modern Fitted Kitchen/Dining Room + Utility Room
- Cloakroom, En Suite Facilities And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows, Installed In 2023
- Fully Enclosed, Inviting Rear Garden
- Ample Off Road Parking And Workshop
- Sought-After Residential Development

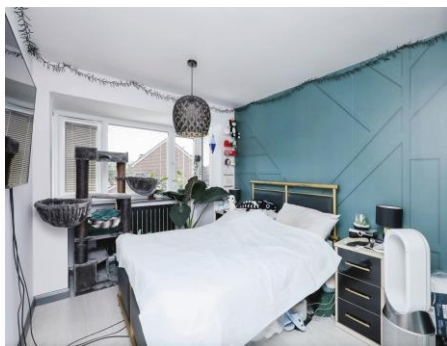
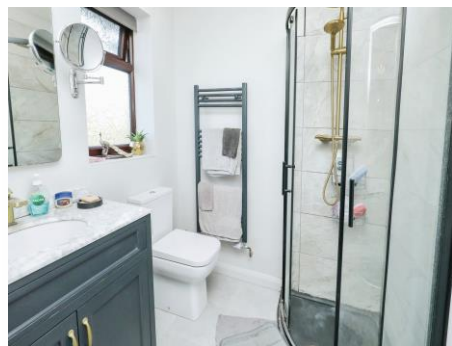
Tenure: Freehold EPC Rating: E

guide price

**£350,000 - £375,000**



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



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Property Ref:  
 DRM113805 - 0003

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