



Hawthorn Drive, Scarning, Dereham, NR19 2UD

welcome to

Hawthorn Drive, Scarning, Dereham

>> PERFECT FAMILY HOME! An extremely well-presented 4 bedroom detached house, occupying a corner plot position within this sought-after development in Scarning. The property boasts a 20' kitchen/dining room, separate utility room, en suite facilities, gardens, driveway parking & integral garage!!



Description

We are extremely pleased to offer for sale this spacious family-sized home, presented in excellent decorative order throughout and located within this highly-regarded development on the edge of Dereham, within easy reach of local amenities, facilities and A47 routes.

Briefly, the internal ground floor accommodation comprises; entrance hall, welcoming lounge, fully fitted modern kitchen/dining room with French doors opening to the rear garden, separate utility room and cloakroom w.c. 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 this accommodation, the property further benefits from gas fired radiator central heating and UPVC double glazed windows throughout. Outside, the property is approached by a hard standing driveway which provides tandem off road parking and access to the integral garage, together with an enclosed rear garden which offers ideal space for outside entertaining.

Internal viewing is highly recommended to fully appreciate the space of accommodation and location offered for sale!

The Accommodation

UPVC external entrance door opening to:

Entrance Hall

Door opening to;

Lounge

16' 8" x 13' 9" (5.08m x 4.19m)

With wood effect laminate flooring, television and telephone points, radiator, UPVC double glazed window to the front aspect and door opening to;

Kitchen/Dining Room

20' 4" x 10' 1" max (6.20m x 3.07m max)

A range of wall and floor mounted fitted kitchen units with wooden work surfaces over, inset ceramic 1 1/2 bowl sink and drainer with swan neck mixer tap, tiled splashbacks, built-in electric oven and induction hob with extractor hood over, integrated dishwasher, radiator, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect and UPVC double doors opening to the garden, door opening to:

Utility Room

Plumbing for washing machine, floor to ceiling storage cupboard, cupboard housing boiler, space for free standing fridge freezer, inset ceiling spotlights, tiled flooring, UPVC double glazed door opening to garden and further integral door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks and radiator.

First Floor Landing

With fitted carpet flooring, airing cupboard, loft access and doors opening to all bedrooms and bathroom.

Master Bedroom

13' 4" x 10' 6" (4.06m x 3.20m)

With fitted carpet flooring, a selection of built-in wardrobes, television point, radiator, UPVC double glazed window overlooking the front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, fully tiled walls, tiled flooring, heated towel rail and UPVC double glazed window overlooking the side aspect.

Bedroom Two

10' 5" x 9' 9" (3.17m x 2.97m)

With fitted carpet flooring, radiator and UPVC double glazed window overlooking the rear aspect.

Bedroom Three

11' x 6' 7" (3.35m x 2.01m)

With fitted carpet flooring, radiator and UPVC double glazed window overlooking the rear aspect.

Bedroom Four

8' 8" x 8' 1" (2.64m x 2.46m)

With wood effect laminate flooring, radiator and UPVC double glazed window overlooking the front aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with mixer tap, part tiled walls, tiled flooring, heated towel rail, extractor fan and UPVC double glazed window overlooking the side aspect.

Outside

To the front of the property, there is a lawned garden area and a pathway which leads to the main entrance door. A hardstanding driveway provides off-road parking and access to the integral garage. Gated side access leads to the fully enclosed rear garden, which is laid mainly to lawn with a paved patio seating area and wood chipped play area to the rear, various plant pots are set around the border.

Integral Garage

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

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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welcome to

Hawthorn Drive, Scarning, Dereham

- 4 Bedroom Detached Family-Sized House
- Modern Fitted Kitchen/Dining Room
- Generous Lounge
- Cloakroom, En Suite And Family Bathroom
- Gas Fired Central Heating And UPVC Double Glazed Windows
- Presentable Front And Rear Gardens
- Driveway Parking And Integral Garage
- Highly-Regarded Development In Scarning

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



Ground Floor



First Floor

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:
DRM116674 - 0003

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