



**Birch Close, Scarning, Dereham, NR19 2UP**

**welcome to**

**Birch Close, Scarning, Dereham**

Make This Home Your Own! A well-presented 3 bedroom semi-detached house, offering a secluded position within this quiet cul-de-sac in Scarning. The home offers further potential to upgrade & extend (stpp) and further boasts a 21' open plan lounge/diner, cloakroom w.c, gardens & ample parking!!



## Description

We are pleased to present to the market this 3 bedroom semi-detached house, occupying a fantastic corner plot position within this sought-after development, towards the edge of Dereham town. The property offers scope for extension (stpp) and sits close by to Lucy's Meadow Play Park.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, open plan dual aspect lounge/diner with central fireplace and fitted kitchen with access to the rear garden. This is complemented on the first floor by three good sized bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the property is approached by a large hard standing driveway, providing ample off road parking, together with an enclosed, generously-proportioned rear garden.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, radiator, door opening to lounge/dining room and further door opening to;

### Cloakroom

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

### Lounge/Dining Room

21' 1" x 12' 4" ( 6.43m x 3.76m )

With fitted carpet flooring, central gas fireplace with tiled hearth and surround, under stairs storage cupboard, radiators, dual aspect double glazed windows to front and rear aspects and opening to;

### Kitchen

8' 10" x 7' 7" ( 2.69m x 2.31m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood over, space for fridge freezer, dishwasher and washing machine, tiled flooring, radiator, double glazed window to rear aspect and double glazed external door opening to the rear garden.

### First Floor Landing

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

### Bedroom One

11' 11" x 9' ( 3.63m x 2.74m )

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

### Bedroom Two

9' 2" x 9' 1" ( 2.79m x 2.77m )

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

### Bedroom Three

9' 6" x 6' 11" ( 2.90m x 2.11m )

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, tiled splashbacks, panelled bath with shower over, tiled effect flooring, radiator and double glazed obscure glass window to rear aspect.

### Outside

The property is situated down a quiet cul-de-sac and occupies a corner plot position. When approaching the property, you are greeted by a hard standing driveway, offering generous off road parking space. The remainder of the front is laid to lawn and patio pathways lead to the main entrance and side gate.

Stepping out to the rear, there is a well-proportioned garden laid predominantly to lawn with a paved patio seating area, ideal for outside entertaining. The garden is enclosed by timber fencing which provides a level of privacy to the home.

## 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 through the town centre and bear left at the War Memorial down Swaffham Hill. Continue along and out of town, taking the left hand turn into Drayton Hall Lane and proceed, taking the second left hand turn into Welden Road. Continue along Welden Road, taking the second turning right into Birch Close and follow the road to the end of the cul-de-sac. The property can be identified by our William H Brown 'For Sale' board.



**view this property online** [williamhbrown.co.uk/Property/DRM116006](http://williamhbrown.co.uk/Property/DRM116006)



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## Birch Close, Scarning, Dereham

- Can Be Sold As Chain Free!
- 3 Bedroom Semi-Detached House
- Offers Potential To Upgrade And Extend (Stpp)
- Open Plan 21' Lounge/Diner
- Ground Floor Cloakroom And First Floor Bathroom
- Privately Enclosed Rear Garden And Generous Off Road Parking
- Quiet Cul-De-Sac Position

Tenure: Freehold EPC Rating: C

# £250,000



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:  
DRM116006 - 0004

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