



Welden Road, Scarning, Dereham, NR19 2UB

welcome to

Welden Road, Scarning, Dereham

Arrange your viewing slot on this modern 3 bedroom detached house, occupying a 'non-overlooked' plot within a sought-after development, close to local amenities. Boasting built-in wardrobes, open-plan lounge/diner, fitted kitchen, private garden, driveway parking and garage!!



Description

We are extremely pleased to welcome to the market this 3 bedroom detached family-sized house, presented in excellent decorative order throughout, and positioned within a well-regarded development in Scarning, close by to local amenities, schools and A47 routes.

In brief, the internal ground floor accommodation comprises; entrance porch, bay-fronted lounge with stairs rising to the first floor landing, formal dining area and fitted kitchen with built-in electric oven. This is complemented on the first floor by three good-sized bedrooms, all offering built-in wardrobes, and the family bathroom suite.

Outside, a driveway provides off-road parking and access to the garage, together with an enclosed rear garden laid to patio and lawn. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Appealing to an assortment of buyers, this property must be viewed to fully appreciate the quality of accommodation and location offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Wood effect flooring and door opening to;

Lounge

14' 6" x 10' 4" (4.42m x 3.15m)

Wood effect flooring, stairs rising to first floor landing, radiator, double glazed bay window to front aspect and archway opening to;

Dining Area

9' 2" x 8' (2.79m x 2.44m)

Wood effect flooring, radiator, double glazed sliding doors opening to the rear garden and door opening to;

Kitchen

9' 1" x 8' 3" (2.77m x 2.51m)

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

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, double glazed window to side aspect, and doors opening to all bedrooms and bathroom.

Bedroom One

11' 3" x 10' 1" (3.43m x 3.07m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

10' 1" x 8' 8" (3.07m x 2.64m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three

8' 7" x 8' 3" max (2.62m x 2.51m max)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, wooden flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property sits on an elevated position and is approached by a tarmac driveway which provides tandem off-road parking space and access to the single garage. The remainder of the frontage is laid to shingle, for ease of maintenance and providing additional parking space, alongside decorative plant borders.

The privately-enclosed rear garden is laid predominately to patio which provides space for outside entertaining and relaxing during the warmer months of the year. The remaining space features lawn, shingle beds, mature plants and gated access to the front aspect.

Garage

Power, lighting and up and over door 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 to the left and down Swaffham Road. Continue for about 1 mile, turning left into Drayton Hall Lane and take the second left hand turn into Welden Road. The property can be found on the left hand side.



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welcome to

Welden Road, Scarning, Dereham

- 3 Bedroom Detached Family-Sized House
- Beautifully-Presented Throughout
- Open-Plan Lounge/Diner
- Built-In Wardrobes To All Bedrooms
- Enclosed, Well-Manicured Garden
- Driveway Parking And Garage
- Well-Regarded Development, Close To Town

Tenure: Freehold EPC Rating: Awaited

guide price

£270,000 - £280,000



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:
DRM117164 - 0003

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