



Shipdham Lane, Scarning, Dereham, NR19 2LB

welcome to

Shipdham Lane, Scarning, Dereham

>> SOUGHT-AFTER LOCATION! A spacious 4 bedroom detached house, occupying a non-estate, quiet village setting. The home benefits from 2 reception rooms, conservatory, kitchen with integrated appliances, utility, en suite, private rear garden, ample parking, double garage & much more!



Description

We are delighted to welcome to the market this well-proportioned 4 bedroom home, which is located in a peaceful and sought-after village, offering a perfect blend of comfort and tranquillity.

Briefly, the internal ground floor accommodation comprises; a welcoming entrance hall with built-in storage space, a cloakroom w.c, an impressive 19' lounge with charming log burner - creating a cozy atmosphere for relaxing evenings, a formal dining room, a conservatory overlooking the rear garden, a modern kitchen equipped with built-in appliances, and a separate utility room with integral access to the double garage. This is complemented on the first floor by the master bedroom with en suite shower room, providing added convenience, three further bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from oil fired heating and double glazed windows throughout. Outside, the property includes well-maintained gardens, offering a lovely space for outdoor living and enjoyment. Ample off-road parking is provided by a shingle driveway, along with a double garage, providing secure storage for vehicles or storage needs.

Internal viewing strongly advised to fully appreciate the accommodation and location offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, double glazed obscure glass floor to ceiling windows to front aspect, and door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, two built-in storage cupboards, radiator, doors opening to lounge, kitchen and further door opening to;

Cloakroom

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

Lounge

19' 6" x 12' 11" (5.94m x 3.94m)
Fitted carpet flooring, central log burner with marble hearth and marble surround, wall lights, two radiators, two double glazed windows to front aspect and double doors opening to;

Dining Room

13' x 9' 10" (3.96m x 3.00m)
Fitted carpet flooring, radiator and double glazed sliding doors opening to;

Conservatory

12' 4" x 11' 6" (3.76m x 3.51m)
UPVC and brick build with tiled flooring, ceiling fan, radiator, double glazed windows surrounding and double glazed French doors opening to the rear garden.

Kitchen

12' 9" x 10' (3.89m x 3.05m)
A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in electric double oven, inset electric hob with extractor hood over, integrated dishwasher, integrated fridge, tiled flooring, serving hatch, radiator, double glazed window to rear aspect, and door opening to;

Utility Room

8' 11" x 8' 7" (2.72m x 2.62m)
A range of floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink, space for free standing fridge freezer, space for washing machine, radiator, double glazed window to rear aspect, door opening to the integral garage and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, built-in storage cupboard, radiator, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

Master Bedroom

12' 11" x 12' 2" (3.94m x 3.71m)
Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and archway opening to;

En Suite

Two piece suite comprising hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, wood effect flooring, radiator and Velux window.

Bedroom Two

12' 11" x 9' 8" (3.94m x 2.95m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three

9' 10" x 7' 9" (3.00m x 2.36m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Four

9' 9" x 7' 10" (2.97m x 2.39m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, wood effect flooring, built-in storage cupboard, radiator and Velux window.

Outside

The property sits on a generous plot and is approached by a large shingle driveway which provides ample parking space and access to the double garage, offering additional storage or vehicle space. The remainder of the front is laid to well-maintained lawn which adds a touch of greenery to the frontage, together with timber fencing, mature hedging and brick walling which provide a level of privacy and security.

Step outside to discover the privately-enclosed rear garden, laid to sprawling lawn alongside charming patio areas, ideal for outside entertaining and dining within the warmer months. Convenient storage is provided by the timber shed and gate access leads to the front aspect.

Double Garage

With power, lighting, storage above and electric up and over doors to front aspect.



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welcome to

Shipdham Lane, Scarning, Dereham

- Impressive 4 Bedroom Detached House
- 2 Reception Rooms and Conservatory
- Fitted Kitchen and Separate Utility
- Integrated Appliances
- Cloakroom, En Suite and Family Bathroom
- Well-Tended, Front and Rear Gardens
- Ample Off-Road Parking and Double Garage
- Desirable, Non-Estate Village Location

Tenure: Freehold EPC Rating: D

£475,000



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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