

School Plain, Scarning, Dereham, NR19 2PN

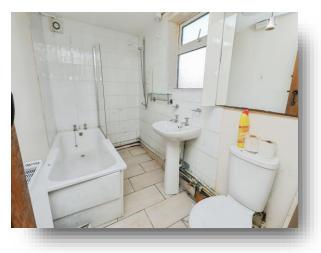


welcome to

School Plain, Scarning, Dereham

>> NO CHAIN! A 3 bedroom semi-detached house, offering an excellent renovation opportunity, perfect for those looking to add value and create their ideal living space. Occupying a great non-estate position with open-plan living, enclosed front garden, extensive parking space & stunning field views!













Description

We are excited to present this 3 bedroom semidetached house which offers an exciting opportunity for renovation, allowing you to create a space tailored to your own style and needs. Set in a pleasant location within walking distance of Scarning Primary School, this property boasts fantastic potential inside and out.

In brief, the internal ground floor accommodation comprises; entrance porch, lounge with open fireplace and stairs rising to first floor landing, dining area completed with feature fireplace, kitchen and the bathroom suite. This is complemented on the first floor by three bedrooms.

Externally, the home features an enclosed front garden and ample parking, including a carport for added convenience. The rear aspect is a good size, complete with multiple sheds for storage or workshop space, and benefits from stunning field views for a peaceful countryside feel. Coupled with the accommodation, the property further benefits from air source heating and solar panels, adding to its energy efficiency and long-term benefits.

With great space and a sought-after location, this home is a fantastic project for those looking to renovate and add value. NO ONWARD CHAIN!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Wood effect flooring, double glazed windows to side aspects and door opening to;

Lounge

13' 9" x 11' (4.19m x 3.35m) Tiled flooring, open fireplace with tiled earth, opening to stairs rising to first floor landing, under stairs storage cupboard, two radiators, double glazed window to front aspect and archway to;

Dining Area

11' 9" x 17' 2" ($3.58m \times 5.23m$) Wood effect flooring, feature fireplace, airing cupboard, radiator, double glazed window to side aspect and archway with steps down to;

Kitchen

17' 4" x 7' 8" (5.28m x 2.34m) A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, space for electric cooker, extractor hood, space for dishwasher, space for fridge freezer, space for washing machine, tiled flooring, loft, radiator, double glazed window to rear aspect, double glazed external door opening to the side aspect, and door opening to;

Bathroom

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

First Floor Landing

Fitted carpet flooring, loft hatch, double glazed window to side aspect and doors opening to all bedrooms.

Bedroom One

13' 8" x 10' 9" (4.17m x 3.28m) Fitted carpet flooring, built-in storage cupboard, radiator and double glazed widow to front aspect.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m) Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

 8^{\prime} 7" x 8' (2.62m x 2.44m) Fitted carpet flooring, radiator and double glazed window to rear aspect.

Outside

The property is set back from the road and is approached by a large hard standing driveway which provides ample off-road parking for multiple vehicles and access to the carport. Further to the front, gated access leads to the enclosed garden which is laid to lawn with numerous plant beds, paved patio seating space and access to the main entrance.

The rear garden is hard standing with numerous timber storage sheds, a large steel storage container and a greenhouse. The rear of the property also boasts far-reaching countryside views which can be appreciated from the first floor bedrooms.

Location

Scarning is a popular area adjoining the market town of Dereham which also extends for about two miles to the old village of Scarning with its attractive Church. There is a primary school. Scarning is about eighteen miles from Norwich.

Agents Note

It has been bought to our attention that there is the potential of asbestos materials located within the carport and various outbuildings within the property. Further information can be obtained at time of purchase.

directions to this property:

From Dereham turn left at the War Memorial and proceed to the bottom of Swaffham Hill. Continue for approximately one and a half miles passing New Inn Lane on the right hand side. Continue until reaching School Plain on the right hand side and No.6 can be clearly identified by our William H Brown "For Sale" sign.





welcome to

School Plain, Scarning Dereham

- 3 Bedroom Semi-Detached House NO CHAIN!
- Renovation Opportunity Great Potential Inside
 And Out
- Spacious Layout With Open-Plan Living
- Air Source Heating And Solar Panels
- Enclosed Rear Garden And Hard Standing Rear
- Fantastic, Far-Reaching Field Views
- Off-Road Parking For Multiple Vehicles
- Nearby Amenities And Easy Walking Distance To Scarning School

Tenure: Freehold EPC Rating: C

offers in excess of

£220,000



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(c), howing by work to coalagent.com



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Property Ref: DRM116776 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01362 692238

Google



Dereham@williamhbrown.co.uk

3 Market Place, DEREHAM, Norfolk, NR19 2AW

Please note the marker reflects the

postcode not the actual property

Scarning Primary School

Map data ©2025



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