



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 semi-detached 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 x 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 window 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' 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 brought 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.



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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

Council Tax Band: B

£210,000



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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Property Ref:
DRM116776 - 0004

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