



Harry Blunt Way, Scarning, Dereham, NR19 2TU

welcome to

Harry Blunt Way, Scarning, Dereham

VENDORS FOUND & MOTIVATED A 2 bedroom mid-terraced house, located within a well-regarded development close by to local amenities. The property boasts a welcoming lounge, conservatory, fitted kitchen, built-in wardrobes, enclosed rear garden & 2 off-road parking spaces!!



Description

We are excited to present to the market this 2 bedroom mid-terraced house, located within a popular residential development in Scarning, close by to Dereham town centre's amenities and facilities.

In brief, the internal ground floor accommodation comprises; inviting lounge with stairs rising to first floor landing, fitted kitchen with space for a range of appliances and the conservatory. This is complemented on the first floor by two bedrooms, both benefiting from built-in wardrobes, and the family bathroom suite.

Outside, there is a driveway which provides side-by-side parking for 2 vehicles, together with an enclosed rear garden laid to lawn and patio. Coupled with the accommodation, the property further boasts gas fired central heating and double glazed windows throughout.

Appealing to an assortment of buyers including first time buyers, investors, downsizers and small families alike, internal viewing is strongly advised to fully appreciate the accommodation offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Lounge

13' 9" x 12' 6" (4.19m x 3.81m)

Fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, double glazed window to front aspect and door opening to;

Kitchen

12' 6" x 10' (3.81m x 3.05m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for gas cooker, extractor hood, space for free standing fridge freezer, space for washing machine, space for tumble dryer, tiled effect flooring, radiator, double glazed window to rear aspect and double glazed door opening to;

Conservatory

11' 2" x 9' 2" (3.40m x 2.79m)

Brick and UPVC build with wood effect flooring, built-in storage cupboards, double glazed windows to rear aspect and double glazed patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, loft with ladder access and part boarded, and doors opening to both bedrooms and bathroom.

Bedroom One

9' 9" x 9' 8" (2.97m x 2.95m)

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

Bedroom Two

9' 5" x 6' 5" (2.87m x 1.96m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, vinyl flooring and radiator.

Outside

To the front of the property, a hard standing driveway provides off-road parking for two vehicles, together with shingle borders, patio and a paved pathway leading to the main entrance.

The rear garden is laid predominately to lawn with a charming patio seating area complemented by a pergola. Together with a convenient storage shed, equipped with power and lighting, and timber fencing which encloses the home. There is a private alleyway with locked gate for access to rear garden.

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.



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



view this property online williamhbrown.co.uk/Property/DRM117221



welcome to

Harry Blunt Way, Scarning, Dereham

- 2 Bedroom Mid-Terraced House
- Lounge And Conservatory
- Fitted Kitchen And Bathroom
- Built-In Wardrobes To Both Bedrooms
- Enclosed Rear Garden
- Driveway Parking For 2 Vehicles
- Perfect For First Time Buyers
- Popular Residential Area In Scarning

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117221



Property Ref:
DRM117221 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk