



**Steward Way, Scarning, Dereham, NR19 2TP**



**welcome to**

**Steward Way, Scarning, Dereham**

>> NO ONWARD CHAIN! A well-presented 3 bedroom semi-detached house, located within a well-regarded development in Scarning with local amenities close by. Boasting a fitted kitchen, utility space, 2 reception rooms, private landscaped garden, driveway parking & more!



## Description

We are extremely pleased to offer for sale this generous 3 bedroom semi-detached house, located within an established development, within close proximity of Dereham town centre and just walking distance from Lucy's Meadow Nature Reserve.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, fitted kitchen with built-in oven, formal dining room with access to the utility space, and the welcoming 18' lounge with stairs rising to the first floor landing and double doors leading to the garden. This is complemented on the first floor by three bedrooms and the modern family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a hard standing driveway which provides off road parking, together with a privately-enclosed, low maintenance rear garden which offers the perfect space for outside entertaining and dining.

Offered for sale with NO ONWARD CHAIN, a full internal viewing is essential!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, archway to kitchen and doors opening to the dining room, lounge and cloakroom.

### Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks and wood effect flooring.

### Kitchen

11' x 6' 4" ( 3.35m x 1.93m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for fridge freezer, wood effect flooring and double glazed window to front aspect.



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## Dining Room

11' x 7' 5" ( 3.35m x 2.26m )

Wood effect flooring, radiator, double glazed window to front aspect and door opening to;

## Utility Room

4' 8" x 4' 2" ( 1.42m x 1.27m )

Space for washing machine, space for tumble dryer and wood effect flooring.

## Lounge

18' 1" x 11' 9" ( 5.51m x 3.58m )

Wood effect flooring, stairs rising to first floor landing, radiator, double glazed window to rear aspect and double glazed patio doors opening to the rear garden.

## First Floor Landing

Wood effect flooring, loft access and doors opening to all bedrooms and bathroom.

## Bedroom One

11' 8" x 9' ( 3.56m x 2.74m )

Wood effect flooring, radiator and double glazed window to rear aspect.

## Bedroom Two

10' 5" x 8' 8" ( 3.17m x 2.64m )

Wood effect flooring, radiator and double glazed window to front aspect.

## Bedroom Three

9' 1" x 7' 3" ( 2.77m x 2.21m )

Wood effect flooring, radiator and double glazed window to rear aspect.

## Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath with shower over, tiled walls, tiled flooring, airing cupboard housing hot water tank, radiator and double glazed obscure glass window to front aspect.

## Outside

The property is approached by a brickweave driveway which provides off-road parking.

Stepping out to the landscaped rear, the garden is laid predominately to artificial lawn, for ease of maintenance, together with a charming patio area with veranda for outside entertaining and dining. The garden is further enhanced by a mature tree, convenient storage shed, gated access to the side and timber fencing enclosing for privacy.

## 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 every 15 minutes. Dereham boasts many sport and leisure activities including a Sports and 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. Continue around to the left, past The George public house and continue to the bottom of Swaffham Road. Take the left hand turn upon reaching the Scarning development into Chestnut Road and bear around to the left. At the t-junction, turn right into Allwood Avenue and take the left hand turn into Steward Way. The property can be found on the right hand side.

# welcome to Steward Way, Scarning, Dereham

- \*\*NO ONWARD CHAIN\*\*
- Modern 3 Bedroom Semi-Detached House
- Well-Presented Throughout
- 18' Lounge And Formal Dining Room
- Cloakroom W.C And Family Bathroom
- Enclosed, Low Maintenance Rear Garden
- Driveway Parking
- Popular Residential Development

Tenure: Freehold EPC Rating: C

## £230,000



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:  
DRM114077 - 0003

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