





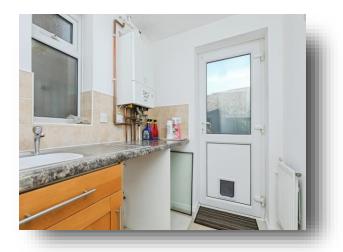


## welcome to

# **Bluebell Close, Scarning, Dereham**

A well-presented, generously-proportioned 4 bedroom detached house, located within a popular residential area of Scarning. Offered for sale with no onward chain, and boasting 2 reception rooms, fitted kitchen, separate utility, built-in wardrobes, en suite, private garden, driveway parking & garage.













## Description

We are excited to present to the market this well-proportioned family-sized house, presented in great decorative order throughout, and located within a well-regarded development in Scarning, within easy of local amenities and A47 routes.

In brief, the internal ground floor accommodation comprises; entrance hall, welcoming bay-fronted lounge, formal dining room, fitted kitchen with pantry and space for a range of appliances, and the separate utility room. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, three further bedrooms all offering built-in wardrobes, and the family bathroom suite.

Outside, a brickweave and shingle driveway provide off-road parking and access to the integral garage, providing convenient storage space and access to the main home, together with a well-tended rear garden. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Offered for sale with NO ONWARD CHAIN and appealing to an assortment of buyers, this property must be viewed.

#### The Accommodation

Double glazed external entrance door opening to;

#### **Entrance Hall**

Tiled flooring, stairs rising to first floor landing, radiator and door opening to;

## Lounge

16' 2" into bay x 13' 2" ( 4.93m into bay x 4.01m ) Fitted carpet flooring, central gas fireplace with tiled hearth and mantel, radiator, double glazed bay window to front aspect and door opening to;

## **Dining Room**

9' 6" x 9' (2.90m x 2.74m)

Fitted carpet flooring, radiator, double glazed sliding doors opening to the rear garden and door opening to;

#### Kitchen

9' 8" x 9' 4" ( 2.95m x 2.84m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, space for electric oven, concealed extractor hood over, space for fridge, tiled flooring, radiator, double glazed window to rear aspect, door to pantry, personal door to integral garage and further door opening to;

### **Utility Room**

6' 3" x 5' 6" ( 1.91m x 1.68m )

A matching range of floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for washing machine, space for tumble dryer, wall-mounted boiler, built-in storage cupboard, tiled flooring, radiator, double glazed window to side aspect and double glazed external door opening to the rear garden.

## **First Floor Landing**

Fitted carpet flooring, built-in storage cupboard, loft access and doors opening to all bedrooms and family bathroom.

#### **Master Bedroom**

12' 9" x 9' 9" ( 3.89m x 2.97m )

Fitted carpet flooring, built-in wardrobes, radiator, two double glazed windows to front aspect and door opening to;

#### **En Suite**

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, part tiled walls, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

## **Bedroom Two**

9' 8" x 9' (2.95m x 2.74m)

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

#### **Bedroom Three**

8' x 7' 3" max ( 2.44m x 2.21m max )

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

#### **Bedroom Four**

7' 2" x 7' 1" ( 2.18m x 2.16m )

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

## **Family Bathroom**

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

#### Outside

The property occupies a slightly elevated plot and is approached from the road by a brickweave and shingle driveway which provides off-road parking and access to the integral garage. The frontage is further enhanced by shrub beds and a charming cherry blossom tree which offers privacy and a touch of floral outlook.

The enclosed rear garden is laid predominately to lawn with a paved patio seating area, offering space for outside relaxing, together with mature shrub borders and a paved pathway leading to a convenient storage shed.

## Garage

Power, lighting, personal door access and up and over door to front.

#### 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. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.



## welcome to

# **Bluebell Close, Scarning, Dereham**

- Spacious 4 Bedroom Detached House No Chain!
- Bay-Fronted Lounge And Formal Dining Room
- Fitted Kitchen And Separate Utility Room
- Cloakroom, En Suite And Family Bathroom
- **Enclosed Rear Garden**
- Driveway Parking And Integral Garage
- Sought-After Location, Close To Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

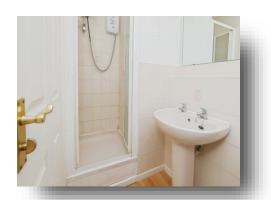


First Floor

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 idear for any error, omission or misstatement. A party must not upon its power power was chalacent com

guide price

# £300,000 - £325,000









Please note the marker reflects the postcode not the actual property

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Property Ref: DRM110008 - 0004 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 quidance 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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