



Blackthorn Drive, Scarning, Dereham, NR19 2UJ

welcome to

Blackthorn Drive, Scarning, Dereham

A well-presented 3 bedroom detached family-sized home, located within a sought-after development in Scarning, close by to local amenities. Boasting a ground floor cloakroom, modern integrated kitchen, 18' lounge/diner, conservatory, enclosed rear garden, ample parking & integral garage!



Description

We are excited to present to the market this inviting 3 bedroom detached house, located within a well-established development in Scarning, offering easy reach to Dereham town centre, local schools, A47 routes and Scarning Playing Field.

In brief, the internal ground floor accommodation comprises; entrance hall, convenient cloakroom w.c, modern fitted kitchen with a range of integrated appliances, great-sized lounge/diner with central fireplace and conservatory with direct access to the rear garden. This is complemented on the first floor by three bedrooms, with built-in wardrobes to a couple of the rooms, and the family shower room.

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

Appealing to an assortment of buyers, this property must be viewed to fully appreciate the quality of accommodation and location offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, radiator, doors opening to the kitchen, lounge, garage and further door to;

Cloakroom

Two piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Kitchen

11' 3" x 6' 5" (3.43m x 1.96m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl sink with mixer tap, space for double electric cooker, tiled splashback and extractor hood over, integrated fridge freezer, dishwasher and washing machine, tiled flooring, radiator and double glazed window to front aspect.

Lounge/Diner

18' 9" x 11' 2" (5.71m x 3.40m)

Wood effect flooring, central electric fireplace with tiled hearth and decorative surround, stairs rising to first floor landing, two radiators, double glazed window to rear aspect and double glazed patio doors with side panels opening to;

Conservatory

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

UPVC and brick build with wood effect flooring, radiator, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access, double glazed window to side aspect and doors opening to all bedrooms and family shower room.

Bedroom One

12' 4" x 10' 2" (3.76m x 3.10m)

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

Bedroom Two

12' 1" x 8' 8" (3.68m x 2.64m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

8' 6" x 8' 5" (2.59m x 2.57m)

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

Family Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in double shower cubicle, part tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is approached from the road by a large brickweave driveway which provides sufficient off-road parking space and access to the integral garage.

The privately-enclosed rear garden is laid predominately to lawn with a paved patio seating area perfect for outdoor entertaining and dining within the warmer months of the year. The rear is further enhanced by shrub beds and gated access to the front aspect.

Garage

Power, lighting, personal door access from the entrance hall 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 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.



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Blackthorn Drive, Scarning, Dereham

- Detached 3 Bedroom Family-Sized House
- 18' Open-Plan Lounge/Diner + Conservatory
- Modern Fitted Kitchen With Integrated Appliances
- Cloakroom W.C And Family Shower Room
- Privately-Enclosed Rear Garden
- Sufficient Driveway Parking And Integral Garage
- Well-Regarded Development In Scarning
- Easy Walking Reach Of Scarning Playing Field

Tenure: Freehold EPC Rating: C

£280,000



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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