



Norman Close, Scarning, Dereham, NR19 2TD

welcome to

Norman Close, Scarning, Dereham

>> NO ONWARD CHAIN! A well-presented 2 bedroom mid-terraced house, located within this edge of town development in Scarning. Perfect for first time buyers or investors, the home boasts a welcoming lounge, conservatory, fitted kitchen, enclosed garden and 2 parking spaces!



Description

We are excited to present to the market this well-presented 2 bedroom mid-terraced home, ideally located within a well-regarded development, close to Dereham town centre amenities and facilities.

The property has been redecorated throughout, offering a fresh feel ready for immediate occupancy, and features a welcoming entrance hall with stairs rising to first floor landing, a fitted kitchen which offers scope for modernisation, and a sizeable lounge leading into a bright conservatory that offers additional living space and direct access to the rear garden. Upstairs, there are two bedrooms and a fitted bathroom.

Outside, the property boasts a fully enclosed rear garden - ideal for outdoor entertaining - as well as 2 allocated parking spaces located to the side. Additional benefits include double glazing throughout and a brand-new boiler installed just three months ago, proving peace of mind for the new owner.

Offered for sale with NO ONWARD CHAIN, this home is ideal for first time buyers, downsizers, or investors looking for a property in a great location.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, opening to lounge and archway to;

Kitchen

11' 6" x 5' 5" (3.51m x 1.65m)

A range of wall and floor mounted base 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 over, space for fridge freezer, space for washing machine, wall-mounted boiler, wood effect flooring and double glazed window to front aspect.

Lounge

12' 7" x 11' 8" (3.84m x 3.56m)

Fitted carpet flooring, radiator, double glazed window to rear aspect and double glazed door opening to;

Conservatory

8' 7" x 8' 2" (2.62m x 2.49m)

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

First Floor Landing

Fitted carpet flooring, loft access and doors opening to both bedrooms and bathroom.

Bedroom One

11' 6" x 8' 7" (3.51m x 2.62m)

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

Bedroom Two

11' 7" max x 8' 9" (3.53m max x 2.67m)

Fitted carpet flooring, airing cupboard housing hot water tank, radiator and two double glazed windows to front aspect.

Bathroom

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

Outside

To the front, there is a small lawned area, complemented by a paved pathway leading to the main entrance.

To the rear, the slightly elevated garden is laid to lawn, together with a convenient storage shed and timber fencing which encloses for privacy.

Situated to the side of the property, you will find two allocated off-road allocated parking spaces.

Agents Note

The vendor has informed us that the property benefits from a newly installed boiler, fitted just three months ago.

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, large supermarkets, 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. 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 down Swaffham Road out of the town and take the left hand turn into Chestnut Road. Take the first right into Brooks Drive and then take the first left into Norman Close. Follow the road around and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

Norman Close, Scarning, Dereham

- Redecorated 2 Bedroom Mid-Terraced House - No Chain!
- Lounge And Conservatory
- Fitted Kitchen And Bathroom
- Gas Fired Central Heating - Newly Installed Boiler
- Double Glazed Windows Throughout
- Enclosed Rear Garden
- 2 Allocated Parking Spaces To Side
- Popular Location Within Scarning

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£180,000



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:
DRM117338 - 0003

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