



Sedge Road, Scarning, Dereham, NR19 2UA

welcome to

Sedge Road, Scarning, Dereham

A well-presented 3 bedroom end-terraced house, located within a well-regarded development in Scarning, close by to local amenities. The home boasts a generous 19' bay-fronted lounge, dining area, modern fitted kitchen, enclosed rear garden, driveway parking for 2 cars, garage & more!



Description

William H Brown are excited to present to the market this modern 3 bedroom end-terraced family home, presented in great decorative order throughout, and occupying a cul-de-sac position within this well-connected development.

In brief, the internal ground floor accommodation comprises; entrance porch, spacious 19' bay-fronted lounge, dining area with sliding doors to the rear garden, and the modern fitted kitchen with built-in electric double oven and hob. This is complemented on the first floor by three bedrooms all with built-in mirrored wardrobes and the stylish family bathroom suite.

Outside, there is a hard standing driveway which provides off-road parking space for two cars and access to the single garage, together with an enclosed rear garden laid to lawn and patio which provides an ideal space for outdoor entertaining. 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 Porch

Double glazed window to side aspect and door opening to;

Lounge

19' x 14' 7" (5.79m x 4.45m)

Fitted carpet flooring, archway to stairs rising to first floor landing, radiator, double glazed bay window to front aspect and door opening to;

Dining Area

9' 2" x 7' 11" (2.79m x 2.41m)

Wood effect flooring, radiator, double glazed sliding doors opening to the rear garden and archway opening to;

Kitchen

9' 4" x 7' 11" (2.84m x 2.41m)

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 eye-level electric double oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for washing machine, wood effect flooring, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard and doors opening to all bedrooms and bathroom.

Bedroom One

11' 5" x 10' (3.48m x 3.05m)

Wood effect flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

10' 1" x 8' 9" (3.07m x 2.67m)

Wood effect flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three

8' 8" x 8' 6" (2.64m x 2.59m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, part tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is situated at the end of the road, approached by a hard standing driveway which provides off-road parking for two cars and access to the single garage. The remainder of the front is laid to shingle, for ease of maintenance, together with mature plants and gate access to the rear garden.

To the rear, there is a privately enclosed garden laid predominately to lawn with a paved patio seating area, ideal for entertaining and relaxing. The garden is further enhanced by a small decking area and mature shrubberies for added greenery.

Garage

15' x 8' (4.57m x 2.44m)

Power, lighting 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.

directions to this property:

From William H Brown, Dereham office, proceed through the town centre and bear left at the War Memorial. Continue down Swaffham Road out of town and take the left hand turn into Drayton Hall Lane. Proceed along, taking the second turning left into Welden Road and then take the first left hand turn into Sedge Road. Continue to the end of the road where the property can be found, identified by our William H Brown 'For Sale' board.



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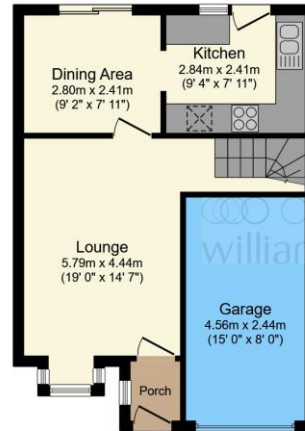
welcome to

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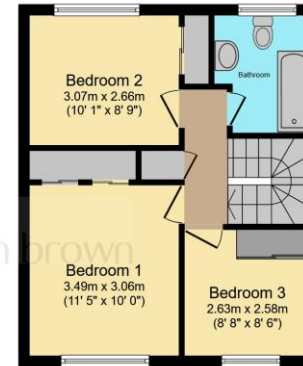
- Modern 3 Bedroom End-Terraced House
- Welcoming Bay-Fronted Lounge
- Modern Fitted Kitchen And Bathroom
- Formal Dining Area With Sliding Doors To Rear
- Gas Fired Central Heating And Double Glazed Windows
- Privately-Enclosed Rear Garden
- Driveway Parking And Garage
- Popular Cul-De-Sac Position

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

£250,000



Ground Floor



First Floor

Total floor area 85.1 m² (916 sq.ft.) approx

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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Property Ref:
DRM117515 - 0002

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