



**Rushmeadow Road, Scarning, Dereham, NR19 2NW**



**welcome to**

**Rushmeadow Road, Scarning, Dereham**

A generous 3 bedroom detached bungalow, enjoying a quiet, tucked-away position down a private driveway. The home offers a great layout with a dual aspect lounge, kitchen/diner, conservatory, beautifully-sized gardens - ideal for entertaining, ample parking, double garage & more!!



## Description

Tucked away in a peaceful and private position down a shared driveway serving just two homes, this detached bungalow presents a rare opportunity to enjoy quiet village living with convenient access to local amenities.

The property offers well-proportioned accommodation throughout, beginning with an entrance hall that leads into a comfortable lounge with open plan access to a kitchen/diner, complete with integrated oven, hob, fridge and a water softener for added convenience. A conservatory provides a wonderful additional living space, ideal for enjoying the garden views all year round.

There are three bedrooms, with bedrooms two and three benefiting from built-in wardrobes, offering great storage solutions. A modern shower room serves the home, while outside, the generous gardens provide a fantastic setting to relax or entertain, with plenty of space for planting, seating, or enjoying the outdoors in privacy. Ample driveway parking is available to the front, along with a double garage for secure storage or vehicle space.

This is a superb home for those seeking peaceful surroundings without compromising on access to day-to-day facilities.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, built-in storage cupboard, ceiling spotlights, loft hatch, radiator, doors opening to all bedrooms, shower room and further door to;

### Lounge

15' 10" x 12' 8" ( 4.83m x 3.86m )

An open-plan space which welcomes you firstly to the lounge which features fitted carpet flooring, central gas fireplace, air con unit, radiator, dual aspect double glazed window to side aspect, double glazed sliding doors opening to the rear garden and open-plan access to;

### Kitchen/Diner

15' 10" x 10' 3" ( 4.83m x 3.12m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, two built-in electric ovens, inset electric hob, integrated fridge, water softener, wooden flooring, ceiling spotlights, radiator, porthole window to front aspect, double glazed window to side aspect and opening to;

### Conservatory

UPVC build with wood effect flooring, air con unit, radiator, dual aspect double glazed windows to side and rear aspects, double glazed external door opening to the rear garden and further door opening to the internal double garage.

### Bedroom One

12' 2" x 10' ( 3.71m x 3.05m )

Wood effect flooring, radiator and dual aspect double glazed windows to front and side aspects.

### Bedroom Two

11' x 7' 7" ( 3.35m x 2.31m )

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

### Bedroom Three

9' 8" x 7' 6" ( 2.95m x 2.29m )

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to side aspect.

### Shower Room

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

### Outside

Occupying a tucked-away, screened position down a private road, this bungalow is approached by a spacious brickweave driveway providing ample off-road parking and convenient access to the double garage. The remainder of the frontage is laid to well-tended lawn which adds a touch of colour and space for outdoor activities.

The property boasts a generous rear garden that extends to the side and rear, offering a private and peaceful outdoor haven. With well-maintained lawn, an inviting patio area, raised decking with pergola, mature trees, shrubs, hedging, and raised beds, it's ideal for relaxation and entertaining. A charming summer house adds versatility, and a side gate provides convenient access to the front.

### Integral Double Garage

16' 8" x 13' 6" ( 5.08m x 4.11m )

Power, lighting, two windows to rear aspect, double glazed door for private entry from the rear garden and electric roller doors 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. 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 past The George and follow the road down Swaffham Road towards Scarning. Proceed along and take the right hand turn into Rushmeadow Road. Continue along 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

## Rushmeadow Road, Scarning, Dereham

- Well-Proportioned 3 Bedroom Detached Bungalow
- Fitted Kitchen/Diner, Leading To The Conservatory
- Dual Aspect Lounge And Fireplace
- Fantastic Garden Space, Featuring Sprawling Lawn
- Ample Off-Road Parking And Integral Double Garage
- Semi-Rural Location, With Dereham Town Centre Close By
- Private, Tucked-Away Position

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

**£450,000 - £475,000**



Total floor area 125.9 m<sup>2</sup> (1,355 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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DRM117557 - 0004

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