



Brooks Drive, Scarning, Dereham, NR19 2TB

welcome to

Brooks Drive, Scarning, Dereham

Step inside this extended 4-bed detached family house, offering generous living space within a well-regarded development, close by to town centre. Boasting 3 reception rooms, conservatory, fitted kitchen, 2 bathrooms, sufficient parking, garage & a delightful rear garden. View now!



Description

This well-presented and extended home provides generous and versatile living accommodation, ideally situated within a popular residential area in Scarning.

Designed to suit a range of lifestyles, the property opens with an entrance porch offering useful storage space for coats, shoes and everyday essentials. From here, the inviting 17' lounge provides a comfortable hub of the home, leading to a bright conservatory that seamlessly connects to the garden. A formal dining room adds to the sociable layout, while the modern fitted kitchen is equipped for family living. The ground floor also benefits from a stylish shower room and a versatile dual-aspect reception room with Velux windows, perfectly adaptable as a guest bedroom, home office, or hobby space. Upstairs, the first-floor landing gives access to four bedrooms, each offering flexibility for family needs, alongside a family bathroom.

Externally, the property is approached by a hard-standing driveway and an additional shingle area providing ample parking options, along with a detached garage for further convenience. To the rear, the enclosed garden offers a peaceful retreat, beautifully planted with a variety of shrubs and plants, making it a wonderful setting for keen gardeners and outdoor enjoyment.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, storage space, radiator, double glazed windows to front and side aspects, and door opening to;

Lounge

17' 1" x 16' 4" (5.21m x 4.98m)

Wood effect flooring, gas fireplace, two radiators, archway to dining room and double glazed sliding doors opening to;

Conservatory

11' 5" x 10' 5" (3.48m x 3.17m)

UPVC and brick build with solid roof, tiled flooring, ceiling spot lights, double glazed windows surrounding and double glazed external door opening to the rear garden.

Dining Room

11' 4" x 8' 11" (3.45m x 2.72m)

Wood effect flooring, radiator, double glazed window to front aspect and door opening to;

Kitchen

12' 2" x 11' 11" (3.71m x 3.63m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood over, space for free standing fridge freezer, space for washing machine, vinyl flooring, double glazed window to side aspect and opening to;

Inner Hallway

Tiled flooring, wall-mounted boiler, radiator, double glazed window to side aspect, door opening to reception room and further door to;

Shower Room

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

Reception Room

14' 10" x 13' 4" (4.52m x 4.06m)

Tiled flooring, radiator, double glazed patio doors opening to the side and rear aspects, and two Velux windows.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, double glazed window to front aspect and doors opening to all bedrooms and family bathroom.

Principal Bedroom

13' x 10' 8" (3.96m x 3.25m)

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

Bedroom Two

10' 7" x 7' 7" (3.23m x 2.31m)

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

Bedroom Three

8' 11" x 6' 4" (2.72m x 1.93m)

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

Bedroom Four

9' 11" x 6' 3" (3.02m x 1.91m)

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

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath, part tiled walls, vinyl flooring, shaving point, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is set with a spacious frontage, offering a hard standing driveway alongside further ample parking via a shingle area, ensuring plenty of space. Access is provided to the detached garage, while attractive plant borders bring greenery to the exterior. The frontage is partially enclosed by fencing for added security, with a patio pathway providing access to the main entrance and rear garden.

The property enjoys a private, generously-proportioned rear garden, beautifully designed for both relaxation and gardening enthusiasts. With well-tended lawn, bordered by an array of well-stocked plant beds that bring seasonal colour and interest. Pathways meander through the space, linking to a patio seating area perfect for outdoor dining and entertaining. A charming pond adds tranquil feature, while a timber storage shed provides practical space for tools and equipment.

Detached Garage

Power, lighting, storage above, personal door to side and up and over door to front.



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welcome to

Brooks Drive, Scarning, Dereham

- Versatile 4 Bedroom Detached House
- Impressive And Extended Accommodation
- 3 Reception Rooms And Conservatory
- Ground Floor Shower Room And First Floor Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Private And Generous Well-Stocked Garden
- Ample Parking And Detached Garage
- Popular Location With Amenities Close By

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£325,000



Total floor area 151.9 m² (1,635 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:
DRM117617 - 0003

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