



Dereham Road, Scarning, Dereham, NR19 2BH

welcome to

Dereham Road, Scarning, Dereham

>> NO ONWARD CHAIN! A charming 3 bedroom cottage, occupying a great location set back from the road with easy access to town centre. Boasting 2 charming reception rooms, fitted kitchen, ground floor bathroom, private & generously-proportioned rear garden & more!!



Description

This characterful three-bedroom home enjoys a well-regarded position just a short walk from the town centre and its wide range of amenities. Full of charm, the property combines traditional features with practical living spaces, making it an ideal choice for a variety of buyers.

On the ground floor, the accommodation comprises a welcoming lounge, an inner hallway with stairs rising to the first floor, a separate dining room, and a rustic fitted kitchen with space for appliances. A rear porch and a ground floor bathroom complete the layout. Upstairs, the first-floor landing gives access to three bedrooms. The principal bedroom benefits from built-in wardrobes, alongside built-in storage to bedroom three.

Outside, the property offers a well-proportioned split-level rear garden, featuring a brickweave seating area and a lawned section. Fully enclosed, this outdoor space is perfect for relaxation, entertaining, and family enjoyment.

Additional benefits include electric heating, double glazed windows, and the property is offered with no onward chain.

The Accommodation

Double glazed external entrance door opening to;

Lounge

13' 1" x 10' 11" (3.99m x 3.33m)

Fitted carpet flooring, electric heater, double glazed window to front aspect and door opening to;

Inner Hallway

Fitted carpet flooring, stairs rising to first floor landing and door opening to;

Dining Room

13' 1" x 8' 6" (3.99m x 2.59m)

Tiled flooring, under stairs storage space, electric heater, double glazed window to rear aspect and opening to;

Kitchen

10' 11" x 6' 8" (3.33m x 2.03m)

A range of wall and floor mounted base units with wooden worktops over, inset butler sink with mixer tap, tiled splashbacks, space for electric oven, space for free standing fridge freezer, space for washing machine, tiled flooring, double glazed window to side aspect and opening to;

Rear Porch

Tiled flooring, built-in storage cupboard, space for tumble dryer, electric heater, double glazed external door opening to side aspect and door opening to;

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, extractor and double glazed obscure glass windows to side and rear aspects.

First Floor Landing

Fitted carpet flooring and doors opening to all bedrooms.

Bedroom One

13' 3" x 8' 9" (4.04m x 2.67m)

Fitted carpet flooring, built-in wardrobes, airing cupboard housing hot water tank, electric heater and double glazed window to front aspect.

Bedroom Two

10' 11" x 8' 8" (3.33m x 2.64m)

Fitted carpet flooring, loft access, electric heater and double glazed window to front aspect.

Bedroom Three

10' 11" x 8' (3.33m x 2.44m)

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

Outside

The front of the property is laid to shingle, for ease of maintenance, with an archway to the side which leads to the rear garden.

To the rear, the property boasts a generous garden arranged over two distinct sections. The first area is laid to brickweave, providing an ideal space for outdoor dining and relaxing. From here, steps rise to a further section, well-presented with well-tended lawn and a shingle border, offering additional space for planting. The garden is fully enclosed by mature hedging and timber fencing for added privacy.

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. Follow Swaffham Road out of town and continue onto Dereham Road. After Riverside Close, take the next left hand turn and keep right where the property can be found, identified by our William H Brown 'For Sale' board.



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welcome to

Dereham Road, Scarning, Dereham

- **NO ONWARD CHAIN**
- 3 Bedroom Semi-Detached Cottage
- Well-Proportioned With Character Features
- 2 Reception Rooms
- Fitted Kitchen And Ground Floor Bathroom
- Electric Heating And Double Glazed Windows
- Generous Split-Level Garden And On-Street Parking
- Popular Location, Just Walking Distance To Town Centre

Tenure: Freehold EPC Rating: G
Council Tax Band: B

offers in the region of
£260,000



Total floor area 72.8 m² (784 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DRM115613 - 0004

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