



Primrose Close, Scarning, Dereham, NR19 2UG

welcome to

Primrose Close, Scarning, Dereham

>> NO ONWARD CHAIN! A 3 bedroom end-terraced house, set within this quiet cul-de-sac in this popular residential development in Scarning. The property boasts a bay-fronted lounge, fitted kitchen/dining room, family bathroom, south-facing rear garden, driveway parking & garage!



Description

We are excited to present to the market this presentable 3 bedroom end-terraced house, located within a cul-de-sac in an ever-popular edge of town development, in reach of Dereham town centre amenities and the A47.

The recently re-decorated, open plan accommodation comprises; entrance porch, welcoming bay-fronted lounge, modern fitted kitchen with dining space, three bedrooms, of which two offer built-in wardrobes, and the family bathroom.

Outside, there is a hard standing driveway which offers off road parking space and access to the single garage, together with an enclosed south-facing rear garden which provides space for outside entertaining. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Offered for sale with NO ONWARD CHAIN and suitable for an assortment of buyers, internal viewing is highly recommended!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

With wood effect flooring, double glazed window to side aspect and door opening to;

Lounge

15' 6" x 10' 6" (4.72m x 3.20m)

With wood effect flooring, central feature fireplace with surround, door opening to stairs rising to first floor landing, radiator, double glazed bay window to front aspect and archway opening to;

Kitchen/Dining Room

19' x 8' 1" (5.79m x 2.46m)

A modern range of wall and base units with complementary rolled edge work surfaces over, inset butler sink with mixer tap, tiled splashbacks, space for double oven, built-in fridge freezer, space for dishwasher, washing machine and tumble dryer, wood effect flooring, inset ceiling spotlights, built-in cupboard, radiator, double glazed window to rear aspect and double glazed patio doors opening to the rear garden.

First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms and bathroom.

Bedroom One

12' x 10' 1" (3.66m x 3.07m)

With wooden flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

10' 1" x 8' 8" (3.07m x 2.64m)

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

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

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

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath with shower over, tiled walls, wooden flooring, built-in cupboard, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is approached by a hard standing driveway which provides off road parking and access to the garage. The remainder of the front is laid to shingle, for ease of maintenance with plant beds and paved pathway leading to the rear gate.

Set to the rear aspect, there is a slightly elevated, well-proportioned garden, laid predominately to lawn with a paved patio seating area, providing space for outside entertainment. The garden is enclosed by timber fencing for privacy and offers a timber storage shed.

Garage

With power, lighting and up and over door.

Location

Scarning is a popular area adjoining the market town of Dereham, which also extends for about 2 miles to the old village of Scarning with its attractive church. There is a primary school and buses run into Dereham town. Scarning is about 18 miles from the city of Norwich.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

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 and proceed out of town. Take the left hand turn onto Drayton Hall Lane and continue along. Take the second left hand turn onto Welden Road and then take the second left hand turn onto Primrose Close. The property can be found on the left hand side.



view this property online williamhbrown.co.uk/Property/DRM116437



welcome to

Primrose Close, Scarning, Dereham

- NO ONWARD CHAIN!
- 3 Bedroom End-Terraced House
- Modern Kitchen/Dining Room
- Bay-Fronted Lounge
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, South-Facing Rear Garden
- Driveway Parking And Garage
- Cul-De-Sac Position In Scarning

Tenure: Freehold EPC Rating: D



Ground Floor



First Floor

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

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM116437



Property Ref:
DRM116437 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk