



Brooks Drive, Scarning, Dereham, NR19 2TB

welcome to

Brooks Drive, Scarning, Dereham

>> NO ONWARD CHAIN! A spacious 4-bed detached house, located within a well-connected development in Scarning. The home boasts an open-plan lounge/dining area, conservatory, fitted kitchen, ground floor cloakroom, generous rear garden, driveway parking & detached single garage!!



Description

We are pleased to present to the market this sizeable 4 bedroom detached family-sized house, located within a popular residential area in Scarning, close by to local amenities, bus routes and A47 access.

Briefly, the internal ground floor accommodation comprises; entrance hall, convenient cloakroom w.c, dual-aspect lounge with open-plan access to the formal dining area, fitted kitchen and conservatory which overlooks the rear garden. This is complemented on the first floor by the principal bedroom with built-in wardrobes, three further bedrooms and the family shower room.

Outside, there is a hard standing driveway providing an off-road parking space and access to the detached garage, together with an enclosed rear garden which allows space for outdoor 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, a full internal inspection is essential to appreciate the location and potential offered.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, door opening to lounge and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to side aspect.

Lounge

15' 6" x 10' 2" (4.72m x 3.10m)
Fitted carpet flooring, stairs rising to first floor landing, radiator, double glazed windows to front and side aspects, and archway to;

Dining Area

11' 4" x 8' 11" (3.45m x 2.72m)
Fitted carpet flooring, radiator, double glazed sliding patio doors opening to the conservatory and door opening to;

Kitchen

12' 3" x 8' (3.73m x 2.44m)
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 oven, inset gas hob with concealed extractor over, space for free standing fridge freezer, space for washing machine, cupboard housing boiler, tiled flooring, radiator, double glazed window to rear aspect and double glazed external door opening to the side aspect.

Conservatory

9' 3" x 6' 3" (2.82m x 1.91m)
UPVC build with tiled flooring, double glazed windows surrounding and double glazed external door opening to the rear garden.

First Floor Landing

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

Bedroom One

13' 1" x 10' 6" (3.99m x 3.20m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

10' 7" x 8' 11" (3.23m x 2.72m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

10' 1" x 6' 5" (3.07m x 1.96m)
Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

Bedroom Four

8' 11" x 6' 5" (2.72m x 1.96m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Shower Room

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

Outside

To the front of the property there is a hard standing driveway which provides off-road parking and access to the detached garage. The remainder of the front is laid to shingle, for ease of maintenance, together with access to the main entrance and side gate.

Stepping out to the generous rear, the garden is laid predominately to lawn, complemented by a patio seating area and a convenient storage shed. The rear is enclosed by timber fencing which provides privacy and security to the home.

Garage

14' 9" x 8' 6" (4.50m x 2.59m)
Power, lighting, personal door to side aspect and up and over door to front.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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 and large supermarkets, 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.



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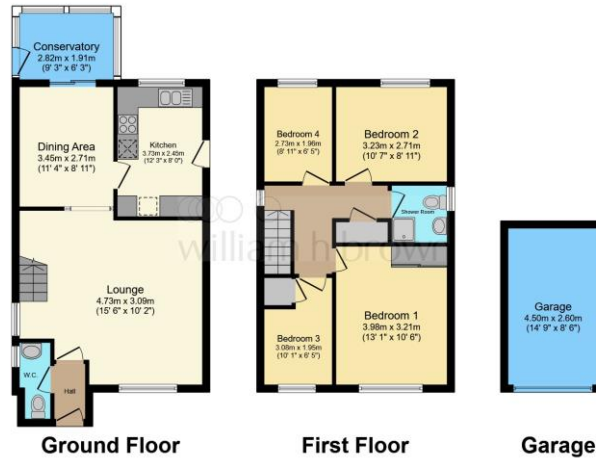
- **NO ONWARD CHAIN**
- 4 Bedroom Detached Family House
- Open-Plan Lounge/Dining Area
- Bright Conservatory
- Ground Floor Cloakroom And First Floor Shower Room
- Enclosed, Good-Sized Rear Garden
- Driveway Parking And Detached Garage
- Popular Location, Close To Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£280,000



Total floor area 109.2 m² (1,175 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:
DRM117560 - 0003

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