



Brooks Drive, Scarning, Dereham, NR19 2TB

welcome to

Brooks Drive, Scarning, Dereham

>> For Sale by Modern Auction! 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!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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.



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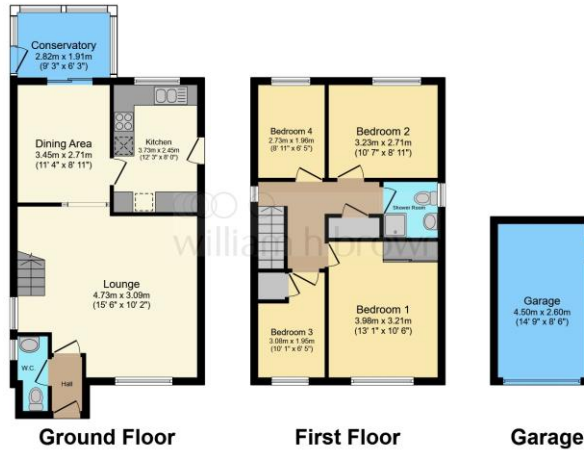
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £230,000 Plus Reservation Fee
- 4 Bedroom Detached House - View, Bid And Buy
- Open-Plan Lounge/Dining Area
- Generous Garden, Driveway And Detached Garage
- Popular Location, Close To Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£230,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117560 - 0004

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