



14 Hawthorn Drive

Guide Price £350,000 - £375,000

A well-presented 4 bedroom detached house situated in the popular area of Scarning.

This spacious house has plenty to offer and boasts a separate entrance hall with adjacent WC/Cloakroom, study/bedroom 5, kitchen with a central island unit that is also complemented by separate dining room; plus, a generous lounge with double doors leading to the garden.

Upstairs, there are 4 bedrooms comprising of 2 doubles and 2 generous single sized rooms. The main bedroom benefits from an en-suite shower room, with a family bathroom suite servicing the other bedrooms.

Outside, to the front is a driveway providing ample off-street parking that leads to a garage with 'up & over' door.

To the rear, a private garden with a patio area with overhead pergola feature, laid to lawn grass and surround shrubs, plus a shed.

The property also has solar panels, along with double glazing throughout.

Services - Gas central heating. Mains water, drainage, and electricity are connected.

N.B. The driveway is shared with the neighbouring property.



Situation

The property is located approx. 1 mile from Dereham town centre. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

Directions

From Dereham Market Place, pass the war memorial roundabout and join Swaffham Road. Continue into Scarning and take the left hand turning into Draytonhall Lane. Take the second left hand turn into Welden Road followed by the first right turning onto Hawthorn Drive. The property will be found on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

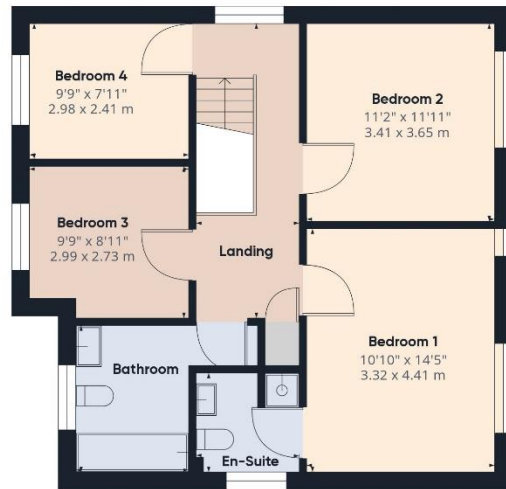
This property is being marketed by our Dereham office and the property reference is AD0104.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

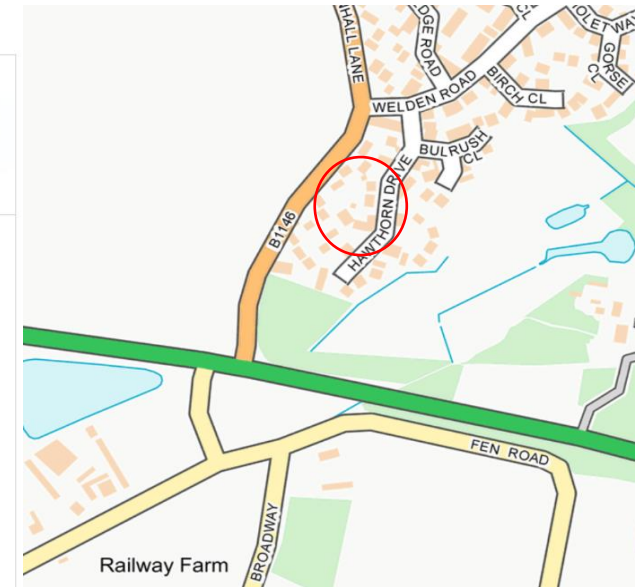


Approximate total area¹⁾
 1369.85 ft²
 127.26 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Dereham Office
 37 Quebec Street, Dereham, NR19 2DJ
 01362 696895
 post@parsonsandcompany.co.uk



Reepham Office
 Market Place, Reepham, NR10 4JJ
 01603 870473
 info@parsonsandcompany.co.uk