



## Woodstock, Dereham Road

Guide Price £425,000 - £450,000

A spacious and well-presented four double bedroom detached house with Annexe located within the sought after area of Scarning, near Dereham.

This home boasts plenty of features and is ready for a growing or established family and benefits from a separate entrance hall with adjacent cloakroom/WC, a generous but cosy living room that is complemented by a log burner. Further on, there is a sunroom/conservatory overlooking the garden.

Additionally, there is a semi-open plan dining room that leading to a modern fitted kitchen with integrated appliances and even space for an American style fridge freezer. The annexe offers a versatile space, complete with surround colour LED lighting, this room could be used as a cinema or hobby room as well as an extra bedroom; this space is complemented with an en-suite shower room.

Upstairs, you are greeted with a spacious landing and four double bedrooms. The main bedroom benefits with an en-suite shower & wash basin, plus a generous three-bathroom suite to service the other bedrooms.

Outside, to the front, is a large private driveway providing off-street parking for many vehicles, a grass area with a 16ft storage shed and pleasant views of the church across the road. To the rear, the garden is divided into two to allow the annexe its own garden.

The annexe side has laid astroturf with a patio and shed, plus side access. On the other side, is laid grass, a rear patio with gazebo and hot tub (negotiable) and another raised decked area to side.



**Services** – Oil central heating. Mains water, drainage, and electricity are connected.

### Situation

This property is located in the original settlement of Scarning village, which is just off the old A47, roughly 2.5 miles west of Dereham town centre. This leafy village offers a playing field, village hall and church, with the primary school located in the more recently developed area of Scarning, nearer the town.

Dereham offers a good variety of independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to the local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

### Directions

To find the property from the town centre, head along the market place and at the war memorial round about take the first exit onto the Swaffham Road. Head down the hill and in direction of Scarning staying on the same road for over 2 miles. Upon reaching Scarning village the property will be found on the left hand side opposite by the church and identified by a Parsons & Company 'For Sale' board.

**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 AD0200.

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

PARSONS  
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Approximate total area<sup>g</sup>

2043.37 ft<sup>2</sup>  
189.84 m<sup>2</sup>

Reduced headroom

12.26 ft<sup>2</sup>  
1.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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 |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | <b>83</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>48</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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