



4 Bell Close

Guide Price £230,000 - £240,000

A very well presented three-bedroom semi-detached house situated in the sought-after location of Scarning.

This property is ideally set in a cul-de-sac location, boasting plenty of features including separate entrance hall, modern fitted kitchen with of integrated cooker & hob and a generous living/dining room.

Upstairs, there are three good size bedrooms that are all serviced by a re-fitted modern shower room suite (Installed 2019).

Outside, to the front, is off-street parking that leads to garage with power, lighting and plumbing that provides a utility space.

There is a laid to lawn grass area that could be made into additional parking .

To the rear, is a secluded garden with laid patio leading to grass and surrounding flowerbeds.

Services

Gas central heating. (New radiators & pressurized water tank installed 2019). Mains water, drainage, and electricity are connected.

This property is being marketed by our Dereham office and the property reference is AD0231.



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.

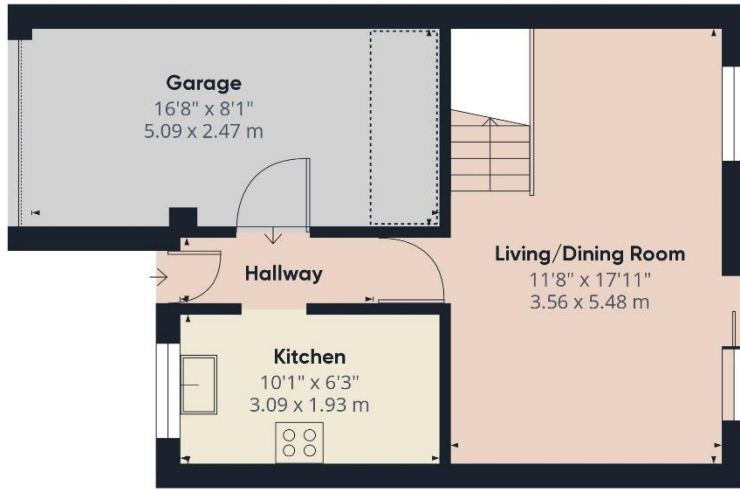
Directions

To find the property leave Dereham Market Place by turning left at the war memorial roundabout onto Swaffham Road. Continue into Scarning and take the left hand turning onto Chestnut Road, followed by the second right turning onto Allwood Avenue. Take the first left onto Steward Way, followed by the first right onto Bell Close where the property will be found at the end of the road to the left hand side.

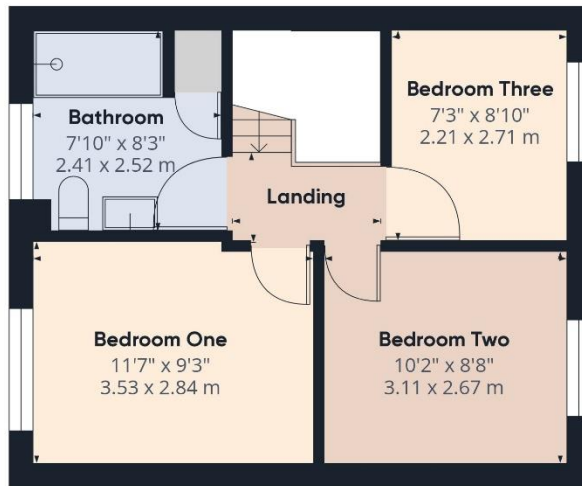
For further information and to arrange your viewing, please contact our friendly and professional staff.

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

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Approximate total area^a

779.95 ft²
72.46 m²

Reduced headroom

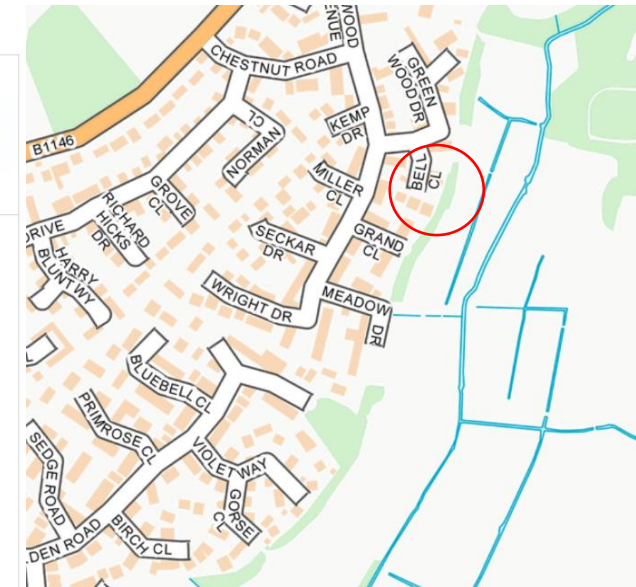
22.38 ft²
2.08 m²

(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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	TBC	
England, Scotland & Wales	EU Directive 2002/91/EC 	

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