



15 Blackthorn Drive

Guide Price £450,000 - £475,000

This beautifully presented and extended 5-bedroom detached house is located in the popular area of Scarning.

The property offers plenty of space and features a separate entrance hall, a ground-floor W.C, and an open plan living room-dining room, creating a spacious and inviting atmosphere. The modern fitted kitchen adds a touch of sophistication, and there is also a utility room for added convenience. One of the unique highlights of this home is the ground floor bedroom with a newly fitted en-suite shower room, providing a private and comfortable living space for guests or family members who prefer easy access. Additionally, there is a separate sitting room to the side, which offers a cozy retreat for relaxation or entertainment.

Moving upstairs, you will find 4 spacious bedrooms, with the main benefiting from an en-suite for added privacy and luxury. The stylish family bathroom serves the other 3 bedrooms, ensuring comfort for the entire household.

Outside the property, there is ample off-street parking at the front, making it convenient for multiple vehicles. The front garden area adds to the curb appeal of the house. To the rear, a good-size garden awaits, with a well-maintained lawn leading to a spacious cabin equipped with power and lighting. There is also a shed for additional storage, and a private patio area at the rear, providing a perfect setting for outdoor gatherings.

Practicality is taken care of with double glazed windows and gas central heating, ensuring the house remains warm and energy-efficient throughout the year.

Overall, this property is a wonderful opportunity for those looking for a spacious, well-maintained, and beautifully presented home. Whether you need room for a growing family, desire space for guests, or simply want to enjoy the tranquillity of a spacious garden, this house has it all.



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

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 and continue to the end of the road. Turn right onto Blackthorn Drive where the property will be at the end of the cul-de-sac to the left 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 AD0087.

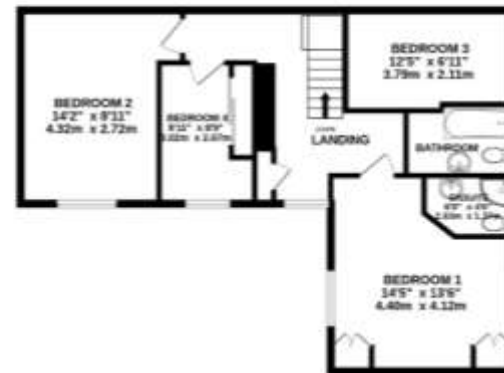
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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
1023 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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