



1 Churchill Cottages

£220,000

Tucked away in a quiet position, this beautiful semi-detached cottage offers the perfect blend of character, comfort, and convenience. Nestled in a peaceful setting yet just a short stroll from the town centre, this delightful home is ideal for those seeking a tranquil lifestyle.

Step inside to discover a bright and airy sunroom, the perfect spot to relax and enjoy the natural light throughout the day. The living room features a cosy wood burner, creating a warm and inviting atmosphere for those cooler evenings.

The modern kitchen is well-appointed and opens through to a separate utility area, offering practical space for laundry and storage. A stylish ground floor shower room adds further convenience.

Upstairs, you'll find two well-proportioned bedrooms, with bedroom 1 benefitting from a private WC.

Outside, the property boasts a fully enclosed rear garden, complete with a decking area ideal for outdoor dining and a shed for extra storage.

This charming home offers the best of both worlds – a peaceful retreat just moments from the town's shops and amenities.

Services

Gas central heating. Mains water, drainage, and electricity are connected. Solar Panels.



Situation

Scarning is a popular residential development approximately 1 mile from the thriving town centre of Dereham with its own school and mini supermarket. Dereham itself has excellent local shops schools and many other amenities.

Directions

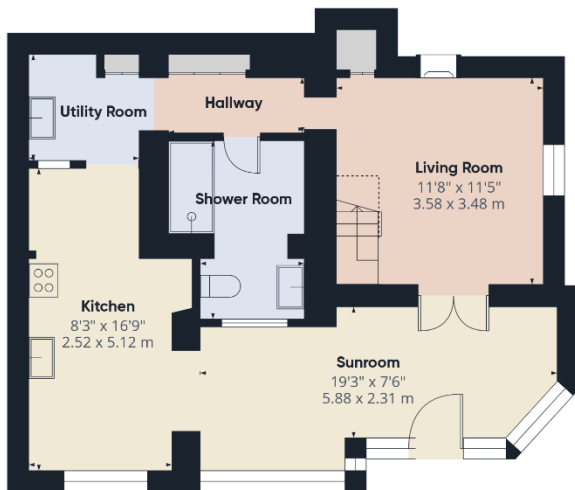
To find the property leave Dereham Market Place by bearing left at the War Memorial and onto Swaffham Road. Take the left hand turning after Riverside Close and turn right, where parking is on street. On the left hand side, there is a pair of cottages, one being a cream colour. There is a sign next to this property pointing left with '1 & 2 Churchill Cottages', follow this path round to where the property can be found at the end on the right hand side.

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

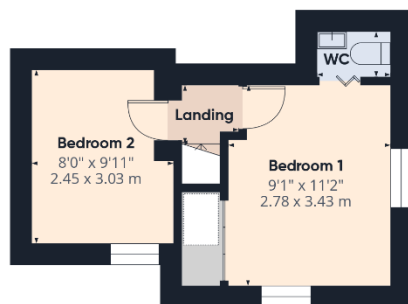
This property is being marketed by our Dereham office and the property reference is AD0478.

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⁽¹⁾

766 ft²
71.1 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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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