



71 Allwood Avenue

Guide Price £325,000 - £350,000

A beautifully presented four bedroom detached house situated in the popular area of Scarning. This property has been well maintained to a high standard and boasts several sought-after features, including a separate entrance hall, a spacious lounge with working log burner for those winter months, that opens to a dining area with double doors to garden. Further on, there is a modern high gloss fitted kitchen complemented by a range cooker, there is also an inner hall that leads to a ground floor WC and internal door to garage.

Upstairs, there are four light and airy bedrooms, with bedroom one benefitting from a modern en-suite shower room, plus a stylish bathroom suite servicing the other bedrooms.

Outside, there is off street parking for several vehicles via a private driveway leading to a garage with a roller-shutter door. To the rear, is a private unoverlooked garden that has been landscaped to provide a pleasant setting complete with patio area, laid to lawn grass, pergola plus an extended garden to side providing access to a shed.

This property is ideal for a growing family, with walking distance access to Scarning Fen nature conservation area it's also great for someone looking for some outdoor space whilst being close to amenities.



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

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. The property will be found at the end of the road on the left hand side.

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

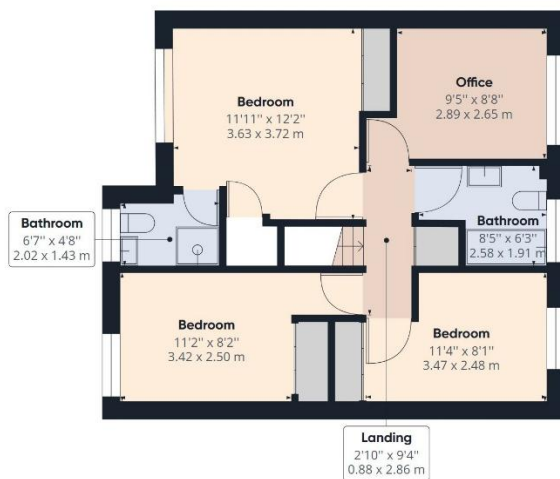
This property is being marketed by our Dereham office and the property reference is AD0104.

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

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Approximate total area⁽¹⁾

1222.42 ft²
113.57 m²

Reduced headroom

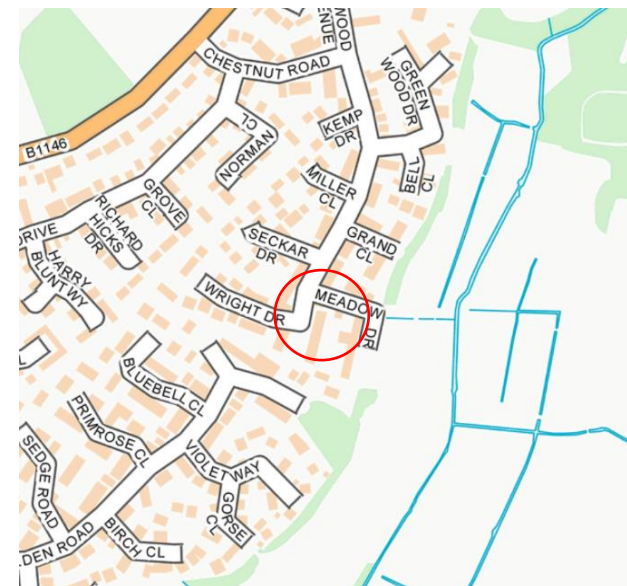
6.50 ft²
0.60 m²

(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		82
(69-80) C	69	
(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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