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HEYDON GRANGE

THE STORY OF

# Heydon Grange

*Scarning, Norfolk*

SOWERBYS

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# Heydon Grange

Michaels Court, Scarning,  
Dereham, NR19 2NL

Bright Five Bedroom, Detached Family Home

Tranquil and Private Location with a Gated Entrance

Recently Installed Modern Fitted Kitchen

Versatile Reception Rooms, Including a Cosy  
Sitting Room with Operational Fireplace

Spectacular Garden Room with Views  
of the Enclosed Garden

En-Suite to Principal, Family Bathroom  
and Ground Floor Cloakroom

Detached Double Garage and a Wooden Summerhouse

Large 0.75 Acre, South-Facing Garden  
with Patio and Decking

Direct Passage Route to Dereham Town Centre

SOWERBYS DEREHAM OFFICE

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“A bright and airy home in a secluded location.”

Heydon Grange is a stunning, executive five bedroom detached home nestled within the desirable Michaels Court Development in Scarning. This family home exudes peace and tranquillity, boasting modern features throughout.

The ground floor offers a spacious entrance hall leading to a recently installed, modern fitted kitchen/ breakfast room with ample worktop and cupboard space, and an adjoining utility room.

The main sitting room, complete with

an operational fireplace, is one of four versatile reception rooms. While the second room currently serves as a games room, this could be easily transformed into a snug, home office or sixth bedroom.

The formal dining room is ideal for hosting and entertaining family and friends.

The hub of this spectacular home is the incredible conservatory, offering a relaxing spot with natural sunlight streaming in, and picturesque views of the private enclosed garden.





The first floor houses five double bedrooms, all of which offering built-in wardrobes. The principal bedroom further benefits from an en-suite shower room, whilst the remaining rooms are well-served by the family bathroom.

Externally, Heydon Grange impresses with a private gated entrance, a gravel driveway providing ample parking, and a detached double garage for additional storage. The property also features a wooden summerhouse, perfect for entertaining away from the main accommodation. The south-facing garden is mostly laid to lawn, whilst offering a large patio and decking area for external furnishings.

A direct passage route leads to the bustling Dereham town centre, passing St. Nicholas Parish church, making Heydon Grange an idyllic retreat with easy access to amenities.

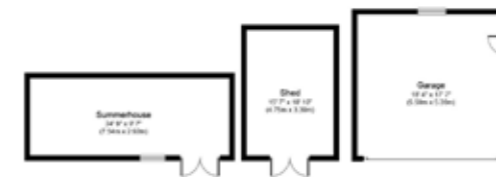




**First Floor**  
Approximate Floor Area  
1,285 sq. ft.  
(119.4 sq.m.)



**Ground Floor**  
Approximate Floor Area  
1,610 sq. ft.  
(149.5sq. m.)



**Outbuilding**  
Approximate Floor Area  
560 sq. ft.  
(52.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS  
**Dereham**

IN MID NORFOLK  
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven

with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



*Note from the Vendor*



Wells-next-the-Sea

“We love the close proximity to the countryside and north Norfolk Coast.”

THE VENDOR



**SERVICES CONNECTED**

Mains water and electricity. Heating via oil fired central heating. The property is connected to mains drainage and a pump serves five properties on Michaels Court.

**COUNCIL TAX**

Band E.

**ENERGY EFFICIENCY RATING**

D. Ref:- 0947-2859-7856-9076-8555

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

Freehold.

**LOCATION**

What3words: ///downsize.fruitcake.consoles

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# SOWERBYS



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