



**Violet Way, Dereham NR19 2UR**

**welcome to**

**Violet Way, Dereham**

A modern three bedroom semi-detached family home offer three generous bedrooms and spacious living/dining room, along with modern fitted kitchen and bathrooms with generous gardens and off road park, close to local amenities.



**Situated in the popular estate of Scarning, this spacious three-bedroom semi-detached home offers generous living space, excellent outdoor areas, and a location that is both peaceful and conveniently close to local amenities.**

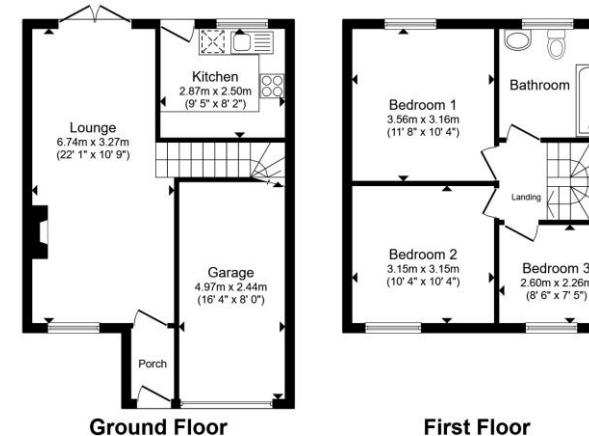
Upon entering, you're greeted by a bright and spacious hallway leading into the heart of the home the impressive lounge/dining room, an open-plan space perfect for entertaining or relaxing with the family. This room benefits from large patio doors which open directly onto the rear garden, giving ample natural light. Neutral decor and generous proportions make this a versatile space to suit any lifestyle.

The fitted kitchen, which also has direct access to the garden, is well-appointed with a good range of wall and base units, worktop space, and room for all essential appliances. It's ideally located to serve the dining area and has views over the rear garden, making it a pleasant space to cook and prepare meals.

Upstairs, you'll find three genuine double bedrooms, offering ample room for families or those working from home. The master bedroom is a particularly comfortable retreat, with plenty of space for wardrobes and furnishings. The second and third bedrooms are similarly well-sized, offering flexibility as guest rooms or even a home office setup. A well-proportioned family bathroom with modern fittings completes the first floor accommodation.

#### Outside

Outside, the property has a generous enclosed rear garden-ideal for families, pets, or those with a green thumb. It offers plenty of space for outdoor seating, play equipment or summer entertaining. To the front of the property, a private driveway provides off-road parking and leads to a single garage, offering additional storage or secure vehicle space.



Total floor area 84.5 m<sup>2</sup> (909 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



**view this property online** [williamhbrown.co.uk/Property/DRM117667](http://williamhbrown.co.uk/Property/DRM117667)



welcome to

## Violet Way, Dereham

- Modern Semi Detached House
- Three Generous Bedrooms
- Open Plan Reception Space
- Generous Gardens
- Off Road Parking and Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£240,000**



view this property online [williamhbrown.co.uk/Property/DRM117667](http://williamhbrown.co.uk/Property/DRM117667)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
DRM117667 - 0002

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**