



**Welden Road, Scarning Dereham NR19 2UB**



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## **Welden Road, Scarning Dereham**

Perfect Family Home! A beautifully presented four bedroom detached house, located within a sought-after development within reach of local amenities. The well-proportioned home boasts 2 reception rooms, conservatory, modern fitted kitchen, en suite, attractive gardens, driveway parking & garage!



We are delighted to welcome to the market this 4 bedroom detached family-sized house, presented in excellent decorative order throughout, and located within a well-regarded development within easy reach of Dereham amenities, facilities, schools and A47 routes.

In brief, the internal ground floor accommodation comprises; long entrance hall with stairs rising to the first floor landing, cloakroom w.c, welcoming bay-fronted lounge with cozy fireplace, formal dining room, conservatory and modern fitted kitchen with a range of integrated appliances. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, three further bedrooms with wardrobes to two of them, and the family bathroom.

Outside, a hard standing driveway provides off-road parking and an integral garage, providing convenient storage space and access to the main home, together with a well-maintained rear garden which provides space for outdoor entertaining. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Appealing to an assortment of buyers, this property must be viewed to fully appreciate the quality of accommodation and location offered for sale!

### **The Accommodation**

Double glazed external entrance door opening to;

### **Entrance Hall**

Fitted carpet flooring, stairs rising to first floor landing, radiator, doors opening to lounge, kitchen, cloakroom and integral garage.

### **Cloakroom**

Two piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to side aspect.

### **Lounge**

16' 6" x 11' 11" ( 5.03m x 3.63m )

Fitted carpet flooring, central fireplace with tiled hearth and decorative surround, radiator, double glazed bay window to front aspect, and door opening to;

### **Dining Room**

9' 6" x 8' 11" ( 2.90m x 2.72m )

Fitted carpet flooring, radiator, door opening to kitchen and double glazed sliding doors opening to;

### **Conservatory**

11' 10" x 11' 1" ( 3.61m x 3.38m )

UPVC and brick build with tiled flooring, radiator, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

### **Kitchen**

15' 2" x 9' 4" ( 4.62m x 2.84m )

A well-appointed range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, undermount 1.5 bowl sink with mixer tap, built-in eye-level electric double oven, inset gas hob with splashback and concealed extractor hood over, integrated dishwasher, integrated fridge freezer, space for washing machine, space for tumble dryer, tiled flooring, inset ceiling spotlights, radiator, two double glazed windows to rear aspect, and double glazed external door opening to the side aspect.

### **First Floor Landing**

Fitted carpet flooring, airing cupboard housing hot water tank, loft access, radiator, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

### **Master Bedroom**

13' 2" x 10' 6" ( 4.01m x 3.20m )

Fitted carpet flooring, built-in wardrobes, radiator, three double glazed windows to front aspect, and door opening to;

### **En Suite**

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in corner shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to front aspect.

### **Bedroom Two**

9' 9" x 8' 7" ( 2.97m x 2.62m )

Fitted carpet flooring, built-in wardrobes, radiator and

double glazed window to rear aspect.

### **Bedroom Three**

9' 10" x 8' 2" ( 3.00m x 2.49m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

### **Bedroom Four**

9' 10" x 7' ( 3.00m x 2.13m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### **Family Bathroom**

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, tiled flooring, shaver point, heated towel rail and double glazed obscure glass window to side aspect.

### **Outside**

The property sits on an elevated plot and is approached by a hard standing driveway which provides off-road parking space and access to the integral garage, offering convenient access directly into the home. The remainder of the front is laid to shingle, for ease of maintenance, and boasts a variety of shrub beds for an added touch of greenery. A side passageway leads to the rear gate. Stepping out to the rear, you are greeted by a well-maintained landscaped garden, offering a peaceful retreat with lush lawn, numerous plant borders and trees. Within the garden space are paved patio seating areas, one complete with a wooden pergola, providing the perfect outdoor space for entertaining and relaxing within the warmer months of the year. A timber shed offers convenient storage and timber fencing encloses the home for privacy.

### **Integral Garage**

Power, lighting, storage space above, personal door access from entrance hall and up and over door to front.

### **Location**

Scarning is a popular area adjoining the bustling market town of Dereham and also extends for about two miles to the old village of Scarning with its attractive church and a primary school.



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## Welden Road, Scarning Dereham

- Spacious 4 Bedroom Detached House
- Well-Appointed, Modern Fitted Kitchen
- Formal Dining Room
- Bay-Fronted Lounge + Conservatory
- Cloakroom W.C, En Suite and Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D



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.houseagent.com

# £350,000



Please note the marker reflects the postcode not the actual property

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DRM114355 - 0004

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