



**Brooks Drive, Scarning Dereham NR19 2TB**

**welcome to**

**Brooks Drive, Scarning Dereham**

Step inside this extended four bed detached family house, offering generous living space within a well-regarded development, close by to town centre. Boasting 3 reception rooms, conservatory, fitted kitchen, 2 bathrooms, sufficient parking, garage & a delightful rear garden. View now!!



**This well-presented and extended home provides generous and versatile living accommodation, ideally situated within a popular residential area in Scarning.**

**Designed to suit a range of lifestyles, the property opens with an entrance porch offering useful storage space for coats, shoes and everyday essentials. From here, the inviting 17' lounge provides a comfortable hub of the home, leading to a bright conservatory that seamlessly connects to the garden. A formal dining room adds to the sociable layout, while the modern fitted kitchen is equipped for family living. The ground floor also benefits from a stylish shower room and a versatile dual-aspect reception room with Velux windows, perfectly adaptable as a guest bedroom, home office, or hobby space. Upstairs, the first-floor landing gives access to four bedrooms, each offering flexibility for family needs, alongside a family bathroom.**

**Externally, the property is approached by a hard-standing driveway and an additional shingle area providing ample parking options, along with a detached garage for further convenience. To the rear, the enclosed garden offers a peaceful retreat, beautifully planted with a variety of shrubs and plants, making it a wonderful setting for keen gardeners and outdoor enjoyment.**

#### **The Accommodation**

Double glazed external entrance door opening to;

#### **Entrance Porch**

Tiled flooring, storage space, radiator, double glazed windows to front and side aspects, and door opening to;

#### **Lounge**

17' 1" x 16' 4" ( 5.21m x 4.98m )

Wood effect flooring, gas fireplace, two radiators, archway to dining room and double glazed sliding doors opening to;

#### **Conservatory**

11' 5" x 10' 5" ( 3.48m x 3.17m )

UPVC and brick build with solid roof, tiled flooring, ceiling spot lights, double glazed windows surrounding and double glazed external door opening to the rear garden.

#### **Dining Room**

11' 4" x 8' 11" ( 3.45m x 2.72m )

Wood effect flooring, radiator, double glazed window to front aspect and door opening to;

#### **Kitchen**

12' 2" x 11' 11" ( 3.71m x 3.63m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood over, space for free standing fridge freezer, space for washing machine, vinyl flooring, double glazed window to side aspect and opening to;

#### **Inner Hallway**

Tiled flooring, wall-mounted boiler, radiator, double glazed window to side aspect, door opening to reception room and further door to;

#### **Shower Room**

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

#### **Reception Room**

14' 10" x 13' 4" ( 4.52m x 4.06m )

Tiled flooring, radiator, double glazed patio doors opening to the side and rear aspects, and two Velux windows.

#### **First Floor Landing**

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

#### **Principal Bedroom**

13' x 10' 8" ( 3.96m x 3.25m )

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

#### **Bedroom Two**

10' 7" x 7' 7" ( 3.23m x 2.31m )

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

#### **Bedroom Three**

8' 11" x 6' 4" ( 2.72m x 1.93m )

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

#### **Bedroom Four**

9' 11" x 6' 3" ( 3.02m x 1.91m )

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

#### **Family Bathroom**

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath, part tiled walls, vinyl flooring, shaving point, heated towel rail and double glazed obscure glass window to rear aspect.

#### **Outside**

The property is set with a spacious frontage, offering a hard standing driveway alongside further ample parking via a shingle area, ensuring plenty of space. Access is provided to the detached garage, while attractive plant borders bring greenery to the exterior. The frontage is partially enclosed by fencing for added security, with a patio pathway providing access to the main entrance and rear garden.

The property enjoys a private, generously-proportioned rear garden, beautifully designed for both relaxation and gardening enthusiasts. With well-tended lawn, bordered by an array of well-stocked plant beds that bring seasonal colour and interest. Pathways meander through the space, linking to a patio seating area perfect for outdoor dining and entertaining. A charming pond adds tranquil feature, while a timber storage shed provides practical space for tools and equipment.

#### **Detached Garage**

Power, lighting, storage above, personal door to side 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. Dereham town itself is situated about 16 miles from the City of Norwich. It has a modern shopping centre and large supermarkets, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.



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## Brooks Drive, Scarning Dereham

- GUIDE PRICE £300,000 - £325,000
- Versatile 4 Bedroom Detached House
- Impressive And Extended Accommodation
- 3 Reception Rooms And Conservatory
- Ground Floor Shower Room And First Floor Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D



Total floor area 151.9 m<sup>2</sup> (1,635 sq. ft.) approx.  
The 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.floorplans.com

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117617 - 0005

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