



2 Gorse Close, Scarning

Dereham



Guide Price £280,000  
Minors & Brady



## 2 Gorse Close

Scarning, Dereham

Guide Price : £280,000 - £300,000. Set in the highly desirable village of Scarning, this four-bedroom detached home offers a thoughtful balance of space, comfort, and modern living. Light flows through the interiors, creating a warm and welcoming feel from the spacious lounge to the separate dining room, ideal for relaxed family meals or entertaining. The well-equipped kitchen, complete with a handy utility area, makes day-to-day living effortless, while the en-suite master bedroom provides a peaceful retreat. Three further bedrooms offer flexibility for guests, a home office, or hobbies. Outside, the private garden and driveway with garage add both practicality and privacy. With well-regarded schools, local amenities, and excellent transport links nearby, this home brings convenience and calm together in one well-presented package.

- Guide Price : £280,000 - £300,000
- Detached residence proudly positioned in the highly desirable Norfolk village of Scarning
- Beautiful family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Light-filled lounge where a decorative fireplace creates a warm and welcoming focal point for family gatherings or quiet evenings
- A separate dining room provides the perfect setting for intimate family meals and lively celebrations with friends
- Modern kitchen combining style and practicality with quality cabinetry, an integrated oven, gas hob, and a handy utility area for effortless daily living
- Four bedrooms, a private en-suite and a family bathroom
- Driveway and garage provide ample parking and extra storage for vehicles or belongings
- An enclosed rear garden creates a private outdoor space, ideal for children to play safely, gardening, or enjoying quiet









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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



M&B



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### Location

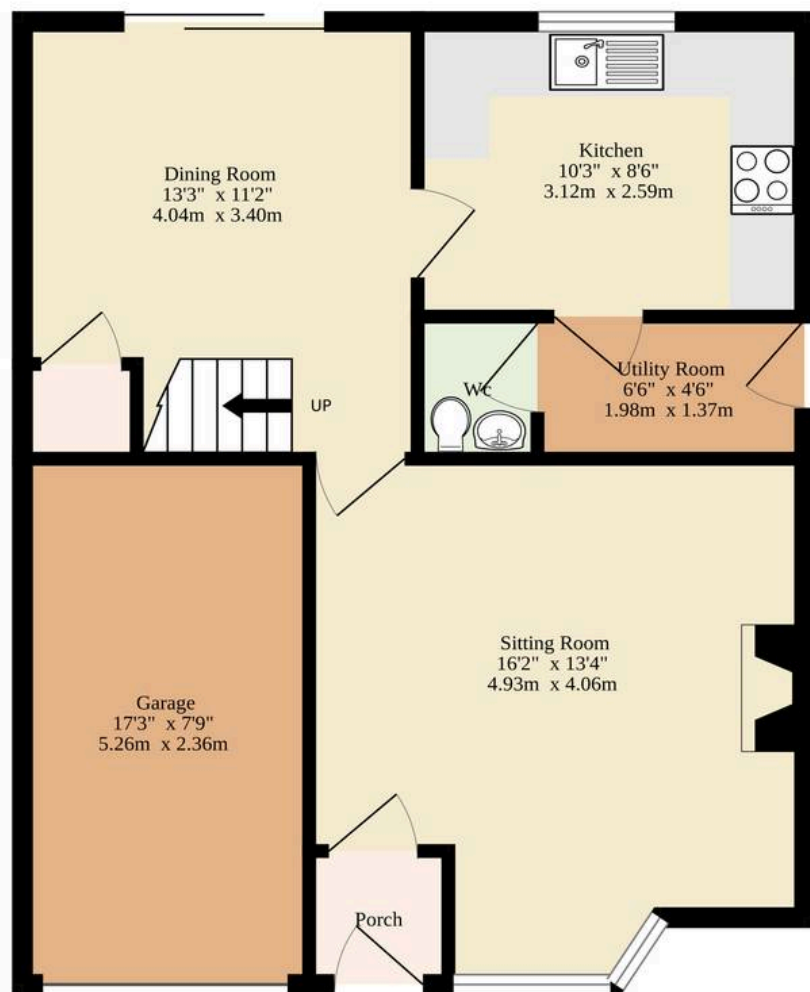
Gorse Close is a quiet residential spot in the Norfolk village of Scarning, on the western edge of Dereham. The setting offers a balance between village calm and everyday convenience, Scarning has a friendly, low-key feel with open green spaces, walking routes, and a local playing field, while Dereham town centre is only a few minutes away for supermarkets, cafés, and essential services. The nearest shops include a large Tesco and Lidl on the A47 approach to Dereham, along with independent butchers, bakeries, and coffee shops in the town's Market Place.

For families, Scarning Primary School sits within the village itself and has a strong local reputation, while Northgate High School in Dereham is the nearest secondary. Regular bus routes link Scarning to Dereham and Norwich, and the A47 gives straightforward access east to Norwich and west towards Swaffham and King's Lynn. The nearby market towns of Dereham and Swaffham offer a wider range of shops, gyms, pubs, and weekend markets, making Gorse Close a practical

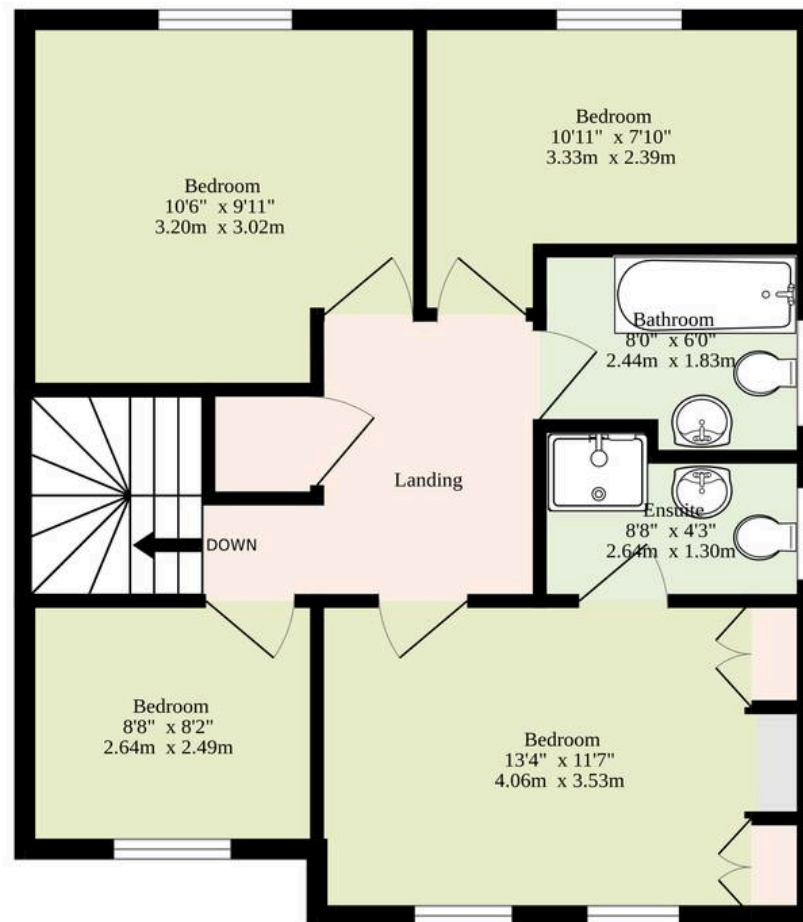




**Ground Floor**  
647 sq.ft. (60.1 sq.m.) approx.



**1st Floor**  
499 sq.ft. (46.4 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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