



Miller Close, Scarning, Dereham, NR19 2TQ

welcome to

Miller Close, Scarning, Dereham

>> NO ONWARD CHAIN! A 3 bedroom semi-detached house, located within a popular residential area of Scarning, close by to local amenities. The home boasts an updated kitchen, bay-fronted lounge, first floor bathroom, enclosed rear garden & driveway. Ideal for many - view now!



The Accommodation

Double glazed external entrance door opening to;

Lounge

14' 3" x 12' 6" (4.34m x 3.81m)

Wood effect flooring, stairs rising to first floor landing, two radiators, double glazed bay window to front aspect and door opening to;

Kitchen

14' 2" x 9' 9" (4.32m x 2.97m)

A modern range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for fridge freezer, space for washing machine, space for tumble dryer, tiled flooring, under stairs storage cupboard, under-cabinet lighting, radiator, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard and doors opening to all bedrooms and family bathroom.

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

Fitted carpet flooring, built-in wardrobes, radiator and two double glazed windows to front aspect.

Bedroom Two

7' 10" x 7' 6" (2.39m x 2.29m)

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

Bedroom Three

14' 4" x 6' 6" (4.37m x 1.98m)

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

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled flooring and double glazed

obscure glass window to side aspect.

Outside

To the front of the property, there is a hard standing driveway with further gated space, which provides off-road parking for two cars. The remainder of the front is laid to lawn with a paved pathway leading to the main entrance.

To the rear, there is a privately-enclosed garden laid mainly to lawn, enhanced by a patio seating area, plant borders and gated access to the front aspect.

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.



view this property online williamhbrown.co.uk/Property/DRM117809



welcome to

Miller Close, Scarning, Dereham

- ****NO ONWARD CHAIN****
- ****Guide price £210,000 - 220,000****
- Inviting Bay-Fronted Lounge
- Recently Updated Kitchen
- Principal Bedroom With Built-In Wardrobes

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£210,000



directions to this property:

From William H Brown Dereham office, proceed through the town centre, bearing left at the War Memorial and continue down Swaffham Road. Proceed into Scarning and take the left hand turn into Chestnut Road. At the t-junction, turn right onto Allwood Avenue and then take the right hand turn into Miller Close. Proceed into the cul-de-sac and bear around to the left, where the property can be found, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117809



Property Ref:
DRM117809 - 0004

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.

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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk