



**Willows Rushmeadow Road, Scarning Dereham NR19 2NW**

welcome to

## Willows Rushmeadow Road, Scarning Dereham

A generous 3 bedroom detached bungalow, enjoying a quiet, tucked-away position down a private driveway. The home offers a great layout with a dual aspect lounge, kitchen/diner, conservatory, beautifully-sized gardens - ideal for entertaining, ample parking, double garage & more!



## **The Accommodation**

Double glazed external entrance door opening to;

### **Entrance Hall**

Wood effect flooring, built-in storage cupboard, ceiling spotlights, loft hatch, radiator, doors opening to all bedrooms, shower room and further door to;

### **Lounge**

15' 10" x 12' 8" ( 4.83m x 3.86m )

An open-plan space which welcomes you firstly to the lounge which features fitted carpet flooring, central gas fireplace, air con unit, radiator, dual aspect double glazed window to side aspect, double glazed sliding doors opening to the rear garden and open-plan access to;

### **Kitchen/Diner**

15' 10" x 10' 3" ( 4.83m x 3.12m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, two built-in electric ovens, inset electric hob, integrated fridge, water softener, wooden flooring, ceiling spotlights, radiator, porthole window to front aspect, double glazed window to side aspect and opening to;

### **Conservatory**

UPVC build with wood effect flooring, air con unit, radiator, dual aspect double glazed windows to side and rear aspects, double glazed external door opening to the rear garden and further door opening to the internal double garage.

### **Bedroom One**

12' 2" x 10' ( 3.71m x 3.05m )

Wood effect flooring, radiator and dual aspect double glazed windows to front and side aspects.

### **Bedroom Two**

11' x 7' 7" ( 3.35m x 2.31m )

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

### **Bedroom Three**

9' 8" x 7' 6" ( 2.95m x 2.29m )

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to side aspect.

### **Shower Room**

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

### **Outside**

Occupying a tucked-away, screened position down a private road, this bungalow is approached by a spacious brickweave driveway providing ample off-road parking and convenient access to the double garage. The remainder of the frontage is laid to well-tended lawn which adds a touch of colour and space for outdoor activities.

The property boasts a generous rear garden that extends to the side and rear, offering a private and peaceful outdoor haven. With well-maintained lawn, an inviting patio area, raised decking with pergola, mature trees, shrubs, hedging, and raised beds, it's ideal for relaxation and entertaining. A charming summer house adds versatility, and a side gate provides convenient access to the front.

### **Integral Double Garage**

16' 8" x 13' 6" ( 5.08m x 4.11m )

Power, lighting, two windows to rear aspect, double glazed door for private entry from the rear garden and electric roller doors 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, 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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## Willows Rushmeadow Road, Scarning Dereham

- GUIDE PRICE £400,000 - £425,000
- Well-Proportioned 3 Bedroom Detached Bungalow
- Fitted Kitchen/Diner, Leading To The Conservatory
- Dual Aspect Lounge And Fireplace
- Fantastic Garden Space, Featuring Sprawling Lawn

Tenure: Freehold EPC Rating: F

Council Tax Band: C

guide price

**£400,000**



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### directions to this property:

From William H Brown Dereham office, proceed into the town centre and bear left at the War Memorial. Continue past The George and follow the road down Swaffham Road towards Scarning. Proceed along and take the right hand turn into Rushmeadow Road. Continue along and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Property Ref:  
DRM117557 - 0006

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