



1 The Watlings

Guide Price £300,000 - £325,000

Situated in a popular village setting, this spacious detached family home has been fully renovated and now offers versatile and well-presented accommodation, ideal for modern family living.

Upon entering, you are welcomed by a generous entrance hallway leading to a convenient downstairs cloakroom. The living room boasts a charming wood burner, creating a cosy atmosphere.

The heart of the home is the modern refitted kitchen/diner, perfect for family meals and entertaining, with an adjacent utility room providing additional practicality. The ground floor also features a double bedroom with an en-suite shower room, ideal for guests or multi-generational living.

Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom suite.

Outside, the property continues to impress with a beautifully maintained rear garden backing onto open fields, offering wonderful views. An outbuilding provides an excellent space for home working or hobbies, along with a driveway to the front offering parking for multiple vehicles.

This attractive home is located in a highly desirable village, combining the charm of rural life with convenient access to local amenities and transport links.

Services

Oil central heating, new boiler installed February 2022. Mains water, drainage and electricity are connected. New uPVC windows installed in 2021.



Situation

The property is located in the original settlement of Scarning village, which is just off the old A47, roughly 2.5 miles west of Dereham town centre. This leafy village offers a playing field, village hall and church, with the primary school located in the more recently developed area of Scarning, nearer the town. Dereham offers a good variety of independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to the local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

Directions

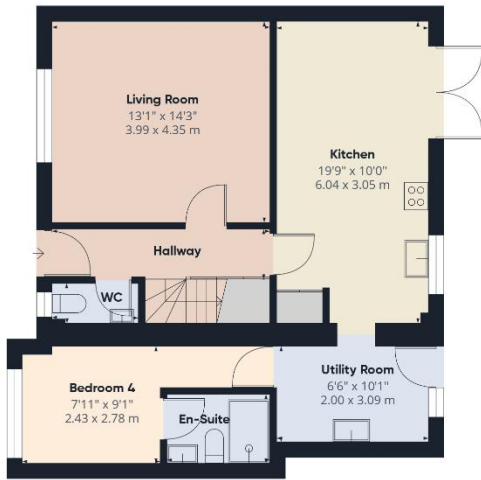
To find the property from the town centre, head along the market place and at the war memorial round about take the first exit onto the Swaffham Road. Head down the hill and in direction of Scarning staying on the same road for over 2 miles. Upon reaching Scarning village, take the left hand turning onto Shipdham Lane, followed by the first right turning onto Park Lane. Take the first right into The Watlings where the property will be found on the left hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

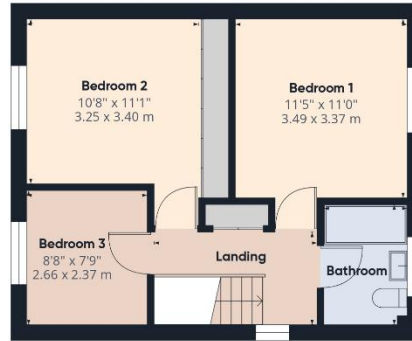
This property is being marketed by our Dereham office and the property reference is AD0473.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.

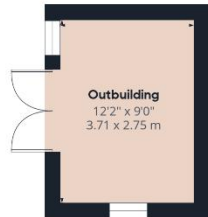




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

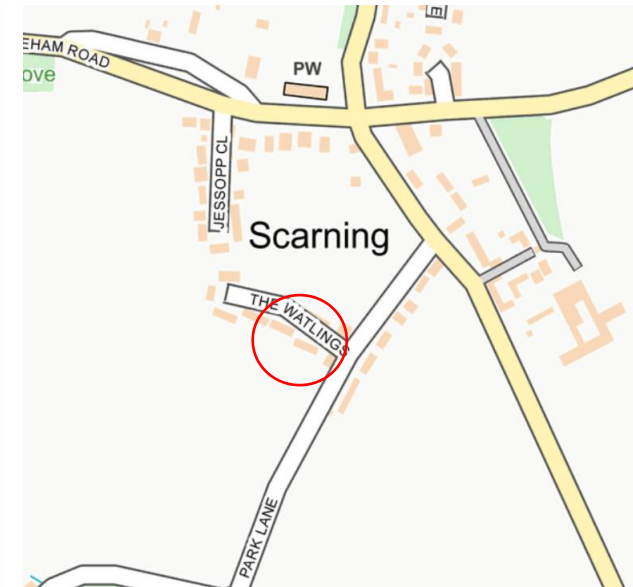
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Approximate total area⁽¹⁾
1214 ft²
112.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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