



Seckar Drive, Scarning, Dereham NR19 2TH

welcome to

Seckar Drive, Scarning, Dereham

A stylish 4 bedroom detached family house, ideally positioned within a sought-after development in Scarning. The spacious home offers 2 reception rooms, fitted kitchen, separate utility, new en suite shower room, new carpets, private wrap-around garden, ample parking, integral garage & more!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, door opening to the integral garage and further door to;

Lounge

13' 10" into bay x 11' 7" (4.22m into bay x 3.53m)

Wood effect flooring, electric fire centre heater, radiator, double glazed bay window to front aspect and opening to;

Dining Room

9' 9" x 8' 10" (2.97m x 2.69m)

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

Kitchen

9' 9" x 9' 6" (2.97m x 2.90m)

A range of wall and floor mounted base units with complementary square work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob with extractor hood over, space for dishwasher, space for free standing fridge freezer, tiled flooring, radiator, double glazed window to rear aspect and door opening to;

Utility Room

6' 8" x 4' 10" (2.03m x 1.47m)

A matching range of floor mounted base units with complementary square work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for washing machine and tumble dryer, wall-mounted combi boiler, tiled flooring, double glazed obscure glass window to side aspect, double glazed external door opening to the rear garden and further door to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

First Floor Landing

Fitted carpet flooring, built-in storage cupboard, inset ceiling spotlights, loft hatch and doors opening to all bedrooms and family bathroom.

Master Bedroom

13' 1" x 9' 10" (3.99m x 3.00m)

Fitted carpet flooring, built-in wardrobes, radiator, two double glazed windows to front aspect and sliding door opening to;

En Suite

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

Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m)

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

Bedroom Three

9' x 7' 10" (2.74m x 2.39m)

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

Bedroom Four

9' 1" max x 6' 4" (2.77m max x 1.93m)

Wood effect flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, panelled bath with shower over, part tiled walls, tiled effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The front of the property is approached by a hard standing driveway, which provided dedicated off-road parking and access to the integral garage. The

remainder of the front is laid to shingle and provides ample space for further parking. A raised slate bed adds to the appeal, alongside a paved pathway leading to the rear garden.

Stepping out to the rear, the wrap-around garden is laid predominately to lawn which allows space for outdoor activities and enjoyment. Steps lead to a bespoke patio area provides the perfect space for outdoor dining and further features include a raised shingle bed, versatile slate area and timber fencing which encloses for privacy.

Garage

15' 9" x 8' 11" (4.80m x 2.72m)

Power, lighting, storage above 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, 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/DRM117782



welcome to

Seckar Drive, Scarning, Dereham

- GUIDE PRICE £300,000 - £325,000
- Immaculate and modern 4 bedroom detached house
- Bay-fronted lounge and separate dining room
- Fitted kitchen plus separate utility and cloakroom
- New and contemporary en suite to master

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£300,000



directions to this property:

From the town centre proceed to the War Memorial bearing left down Swaffham Hill. Continue out of town and turn left into Chestnut Road. Proceed to the t-junction and turn right onto Allwood Avenue. Continue, taking the third turning right into Seckar Drive. Bear around to the left where the property can be found.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117782



Property Ref:
DRM117782 - 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