



THE STORY OF

15 Brooks Drive

Scarning, Norfolk

SOWERBYS



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15 Brooks Drive

Scarning, Dereham, Norfolk
NR19 2TB

- Four Bedroom Semi-Detached Family Home
 - Open Plan Kitchen and Dining Area
 - Separate Lounge Offering Versatile Living Space
 - Two Bathrooms Including Family Bathroom and En-Suite
 - Garage and Off-Road Parking
 - Walking Distance to Dereham Town Centre
 - Close to Local Amenities and Primary School
 - Flexible Accommodation Ideal for Home Working
 - Positioned Within a Welcoming Village Community
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SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



Positioned within the welcoming village of Scarning, just moments from Dereham's vibrant town centre, this four-bedroom semi-detached home presents an exceptional opportunity for those seeking space, practicality and a true sense of community.

Designed with modern family life in mind, the heart of the home is an open-plan kitchen and dining area – a naturally sociable space where everyday routines and special occasions effortlessly come together. Whether hosting friends or enjoying relaxed evenings at home, this generous setting encourages connection and easy living. A separate lounge provides a more intimate retreat, perfect for quiet moments, film nights or simply unwinding at the end of the day.

Upstairs, four well-proportioned bedrooms offer flexibility for growing families, visiting guests or those working from home. Two bathrooms ensure morning routines remain seamless, supporting the rhythm of busy households with ease and comfort.

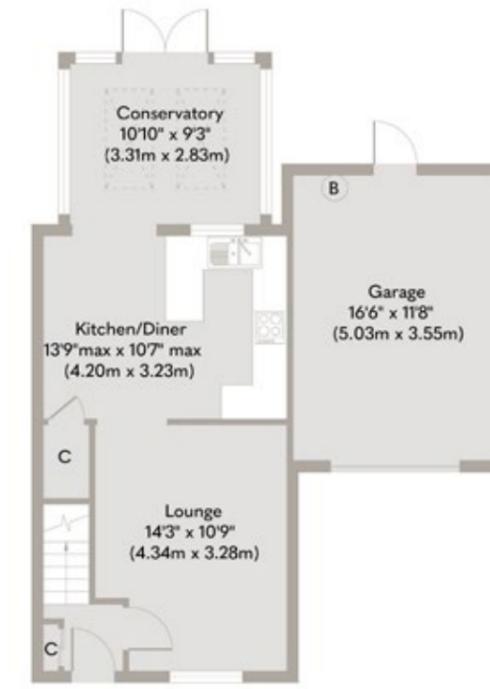
Externally, the property continues to impress. A garage and off-road parking provide everyday convenience, while the surrounding neighbourhood offers a safe and friendly environment. The primary school and local amenities are within comfortable walking distance, adding to the appeal for families. Dereham town centre is also easily reached on foot, delivering a broad selection of shops, cafés and leisure facilities.

Life here balances village charm with accessibility to the wider Norfolk countryside. Offering generous accommodation, thoughtful layout and an enviable position, this is a home perfectly attuned to contemporary living in a well-connected setting.



Four generous bedrooms providing flexibility for family life or home working.





Ground Floor
Approximate Floor Area
458 sq. ft
(42.55 sq. m)



First Floor
Approximate Floor Area
555 sq. ft
(51.53 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from Sowerbys



“A home designed to grow and adapt with you over time.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///plugged.longer.inventors

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

