



THE STORY OF

# Riverside House

*Scarning, Norfolk*

SOWERBYS



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# Riverside House

1 Michaels Court, Scarning, Dereham, Norfolk  
NR19 2NL

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Planning Permission Granted for Single  
Storey Rear Extension PL/2025/0003/HOU

Approx. 0.30 Acre Plot (STMS)

Walking Distance to Dereham Town Centre

Located within Easy Reach of  
Scarning Primary School

Four Double Bedrooms

Double Garage and Ample Off Road Parking

Privately Enclosed Rear Garden

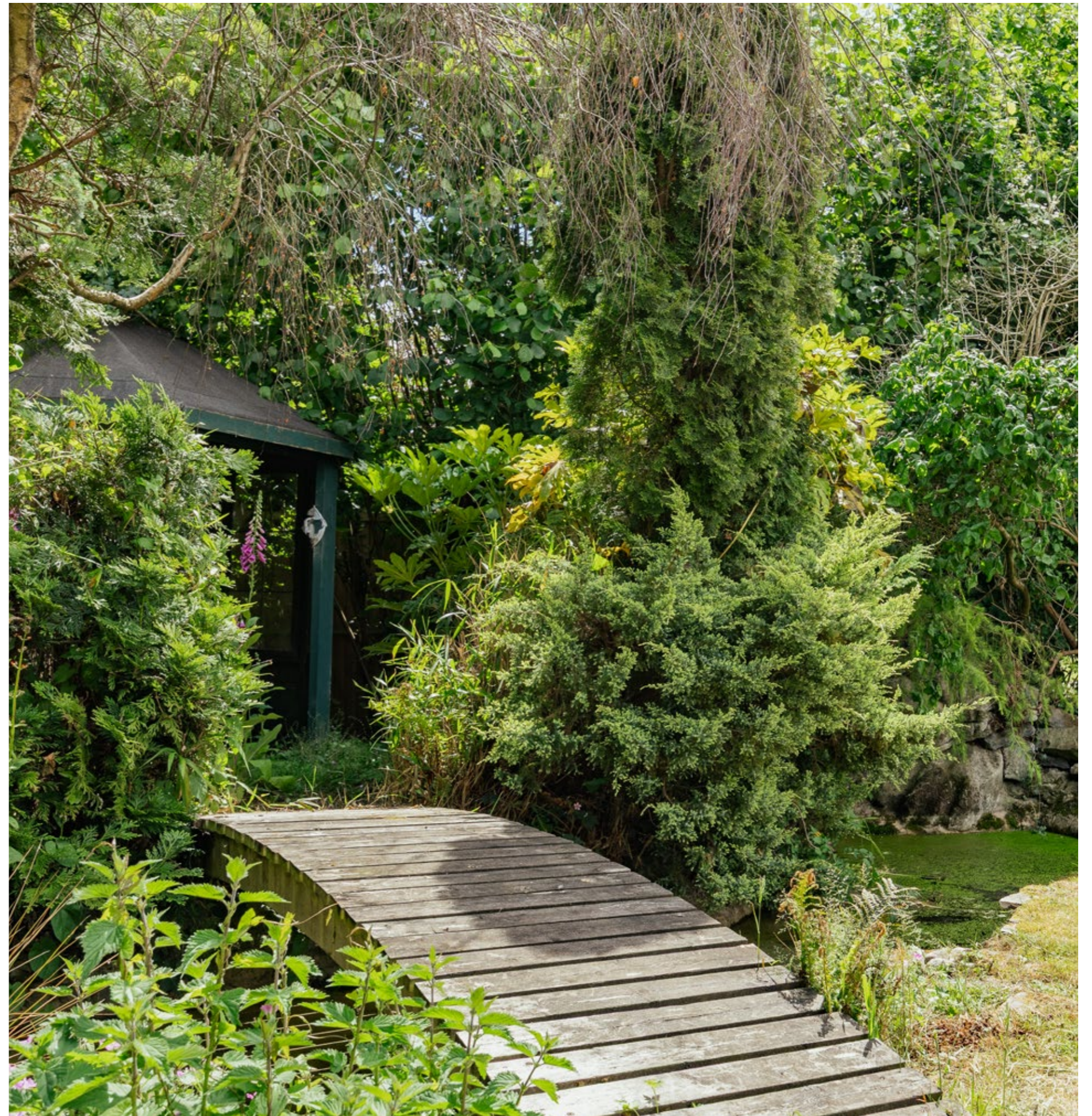
Multiple Reception Spaces

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**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com



Riverside House is an impressive four-bedroom detached family home occupying a generous plot of approximately 0.30 acres (STMS) in the highly desirable village of Scarning. Offering an excellent balance of spacious accommodation, attractive outdoor space and exciting future potential, the property is perfectly suited to modern family living.

Ideally positioned within walking distance of Dereham town centre and conveniently located for Scarning Primary School, the home enjoys the benefits of a desirable village setting while remaining close to a wide range of everyday amenities. Internally, the well-planned layout provides versatile living space with multiple reception rooms, ideal for family life, entertaining, home working or relaxation. The accommodation is further enhanced by four well-proportioned double bedrooms, making it an excellent choice for growing families.

Outside, the property continues to impress with a substantial and private rear garden offering plenty of space for children to play, outdoor dining and gardening enthusiasts. The generous plot creates a wonderful sense of privacy and space that is rarely found in such a convenient location.

A notable advantage is the planning permission already granted for a single-storey rear extension (Ref: PL/2025/0003/HOU), providing an exciting opportunity for purchasers to further enhance the property and create a bespoke living environment tailored to their individual needs.

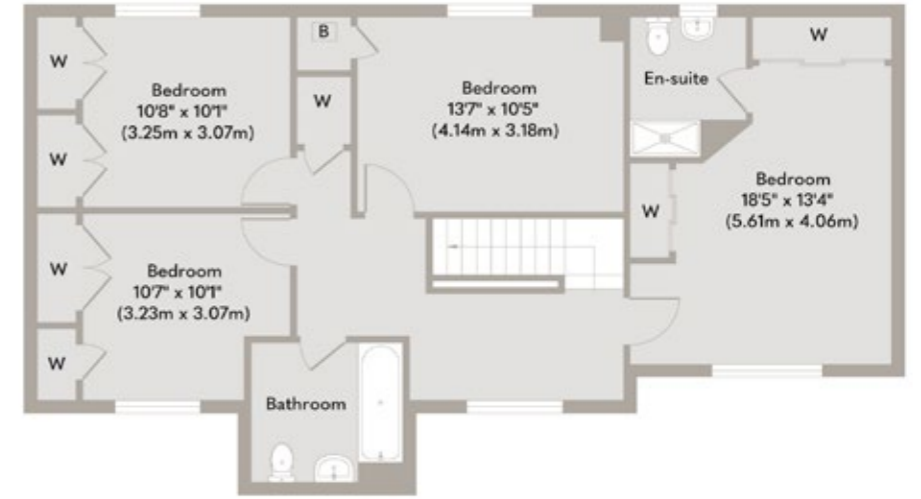
To the front, the property benefits from ample off-road parking and a double garage, ensuring excellent practicality for households with multiple vehicles and additional storage requirements.



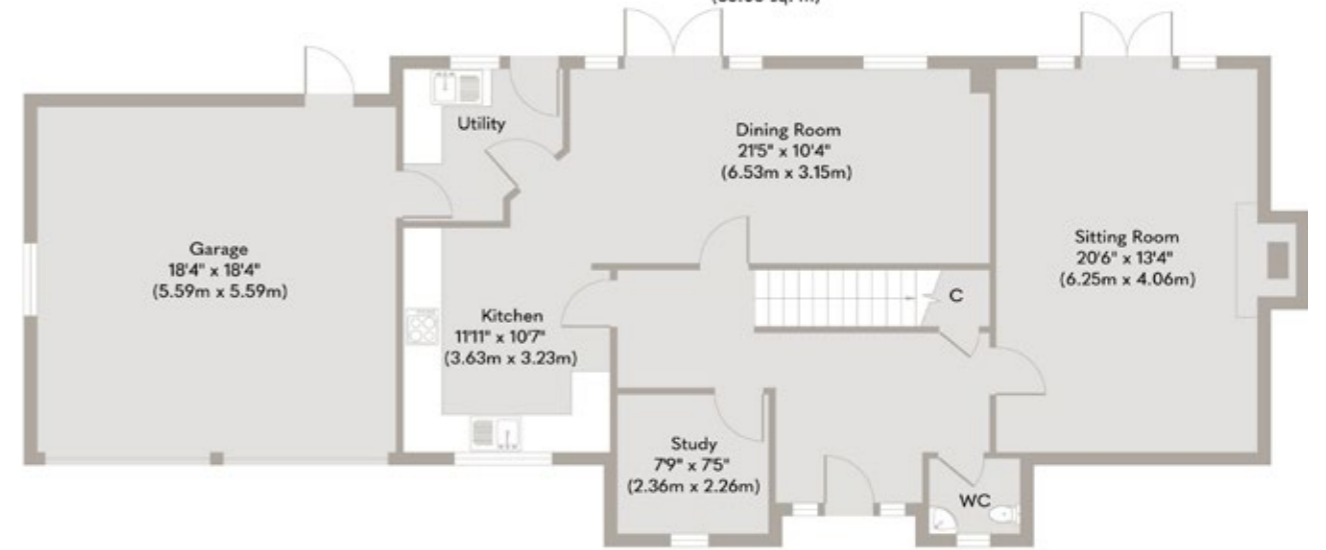


A wonderful home for entertaining, with a spacious garden, ample parking and exciting scope to extend.





First Floor  
 Approximate Floor Area  
 894 sq. ft.  
 (83.05 sq. m)



Ground Floor  
 Approximate Floor Area  
 970 sq. ft.  
 (90.11 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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# Scarning

IN MID NORFOLK  
IS THE PLACE TO CALL HOME

The popular village of Scarning, near Dereham, offers easy access to the town while retaining a strong community feel. The village has a primary school, recreational grounds, a village hall, and a church, making it a well-served and desirable place to live.

Set in the heart of Norfolk's Brecklands, Dereham is a traditional market town known for its Georgian architecture, spacious plots, and blend of historic character with modern development. A twice-weekly market on Tuesdays and Fridays, independent shops, specialist retailers, and free parking make it a lively and convenient town centre.

Dereham also has a rich heritage, with attractions including the Mid-Norfolk Railway, where heritage railcars run to Wymondham Abbey, the restored Dereham Windmill, and Bishop Bonner's Cottage, believed to be the town's oldest building.

The surrounding area is ideal for exploring Norfolk's history and countryside. Nearby attractions include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust's Oxburgh Hall.

For dining and leisure, residents can enjoy a variety of local restaurants and pubs, including the award-winning Brisley Bell and artisan produce from The Old Dairy in Stanfield.

With good local schools, a leisure centre, a golf course, and straightforward access to Norwich and the coast at Wells-next-the-Sea, Dereham and its surrounding villages offer an excellent balance of rural living, amenities, and connectivity.



## Note from the Vendor



“With muntjac regularly seen along the lane, the property feels delightfully rural, despite being just a short walk from local shops and schools.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref: - 2911-1574-5819-2881-6130

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: ///woods.campfires.resist

### AGENT'S NOTE

The property has been approved for planning - please see the reference number for more details. Reference: PL/2025/0003/HOU

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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

