PARSONS
COMPANY

47, Drayton Hall Lane, Scarning, Dereham, NR19 2PY

Guide Price £350,000 - £375,000



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This spacious four-bedroom detached family home offers generous and versatile accommodation, ideally positioned within easy reach of local amenities and convenient access to the A47. Enjoying attractive views to the front, the property also benefits from a double garage, ample driveway parking and no onward chain.

Upon entering, a welcoming hallway provides access to the principal ground-floor rooms, together with a convenient WC. The living room is a bright and comfortable space, with patio doors opening directly onto the rear garden and allowing plenty of natural light to flow through.

The fitted kitchen provides a practical range of units and work surfaces, with the added benefit of an adjacent utility room offering further storage and space for appliances. A separate dining room provides an ideal setting for family meals and entertaining.

Upstairs, the property offers four well-proportioned double bedrooms, making it an excellent choice for growing families. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the enclosed rear garden provides a private and secure space for relaxing, entertaining and family enjoyment. To the front, a driveway provides ample off-road parking and leads to the double garage, while the property also enjoys pleasant views to the front.

Offered for sale with no onward chain, this impressive detached home combines generous living space, excellent parking and a convenient location close to amenities and the A47, making an internal viewing highly recommended.







N.B. Please note there is a covenant to not erect any external television or radio ariel on any part of the property, and not to position any satellite dish or ancillary apparatus on the front elevation of the dwelling.

N.B. Please note there is a covenant to not park any heavy or light goods vehicle, caravan, boat, trailer, or similar vehicle on the front of the property.

Services

Gas central heating. Mains water, drainage, and electricity are connected.

Situation

The property is located approx. 1 mile from Dereham town centre. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

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 AD0680.

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

PARSONS COMPANY

Approximate total area(1)

1616 ft²

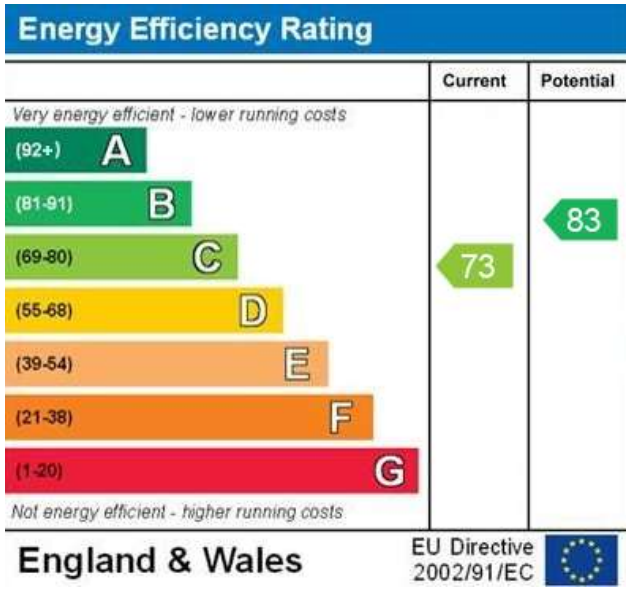
150 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





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