





Welden Road, Scarning, Dereham, NR19 2UB

william h brown

welcome to

Welden Road, Scarning, Dereham

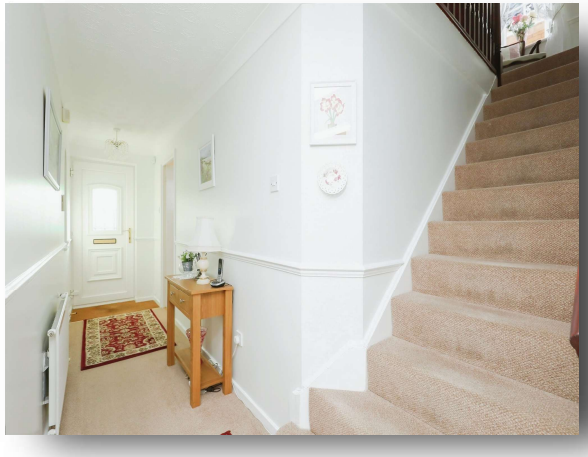
Perfect Family Home! A beautifully presented four bedroom detached house, located within a sought-after development within reach of local amenities. The well-proportioned home boasts 2 reception rooms, conservatory, modern fitted kitchen, en suite, attractive gardens, driveway parking & garage!













The Accommodation
Double glazed external entrance door opening to;

Entrance Hall
Fitted carpet flooring, stairs rising to first floor landing, radiator, doors opening to lounge, kitchen, cloakroom and integral garage.

Cloakroom
Two piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to side aspect.

Lounge
16' 6" x 11' 11" (5.03m x 3.63m)
Fitted carpet flooring, central fireplace with tiled hearth and decorative surround, radiator, double glazed bay window to front aspect, and door opening to;

Dining Room
9' 6" x 8' 11" (2.90m x 2.72m)
Fitted carpet flooring, radiator, door opening to kitchen and double glazed sliding doors opening to;

Conservatory
11' 10" x 11' 1" (3.61m x 3.38m)
UPVC and brick build with tiled flooring, radiator, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

Kitchen
15' 2" x 9' 4" (4.62m x 2.84m)
A well-appointed range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, undermount 1.5 bowl sink with mixer tap, built-in eye-level electric double oven, inset gas hob with splashback and concealed extractor hood over, integrated dishwasher, integrated fridge freezer, space for washing machine, space for tumble dryer, tiled flooring, inset ceiling spotlights, radiator, two double glazed windows to rear aspect, and double glazed external door opening to the side aspect.

First Floor Landing
Fitted carpet flooring, airing cupboard housing hot water tank, loft access, radiator, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

Master Bedroom
13' 2" x 10' 6" (4.01m x 3.20m)
Fitted carpet flooring, built-in wardrobes, radiator, three double glazed windows to front aspect, and door opening to;

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

Bedroom Two
9' 9" x 8' 7" (2.97m x 2.62m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three
9' 10" x 8' 2" (3.00m x 2.49m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Four
9' 10" x 7' (3.00m x 2.13m)
Fitted carpet flooring, 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, tiled walls, tiled flooring, shaver point, heated towel rail and double glazed obscure glass window to side aspect.

Outside
35' x 35' (10.67m x 10.67m)
The property sits on an elevated plot and is approached by a hard standing driveway which provides off-road parking space and access to the integral garage, offering convenient access directly into the home. The remainder of the front is laid to shingle, for ease of maintenance, and boasts a variety of shrub beds for an added touch of greenery. A side passageway leads to the rear gate.

Stepping out to the rear, you are greeted by a well-maintained landscaped garden, offering a peaceful retreat with lush lawn, numerous plant borders and trees. Within the garden space are paved patio seating areas, one complete with a wooden pergola, providing the perfect outdoor space for entertaining and relaxing within the warmer months of the year. A timber shed offers convenient storage and timber fencing encloses the home for privacy.

Integral Garage
Power, lighting, storage space above, personal door access from entrance hall 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.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been

welcome to

Welden Road, Scarning, Dereham

- GUIDE PRICE £325,000 - £350,000
- Spacious 4 Bedroom Detached House - 1,152 sq.ft
- Well-Appointed, Modern Fitted Kitchen
- Bay-Fronted Lounge + Conservatory
- Cloakroom W.C, En Suite and Family Bathroom

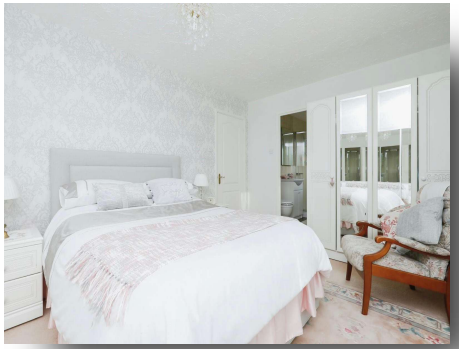
Tenure: Freehold EPC Rating: C
Council Tax Band: D

directions to this property:

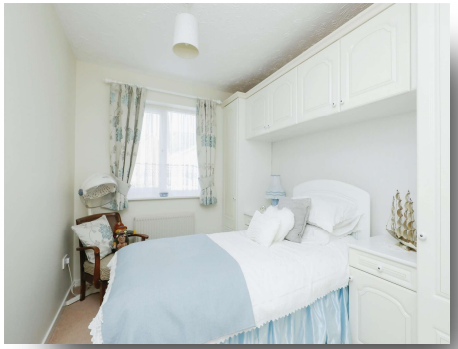
From William H Brown Dereham office, proceed into the town centre and bear left at the War Memorial. Follow the road around to the left and down Swaffham Road. Continue for about 1 mile, turning left into Drayton Hall Lane and take the second left hand turn into Welden Road. The property can be found on the left hand side.

guide price

£325,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM114355

The Property Ombudsman

Property Ref:
DRM114355 - 0010

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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