



Chestnut Road, Scarning, Dereham, NR19 2TA

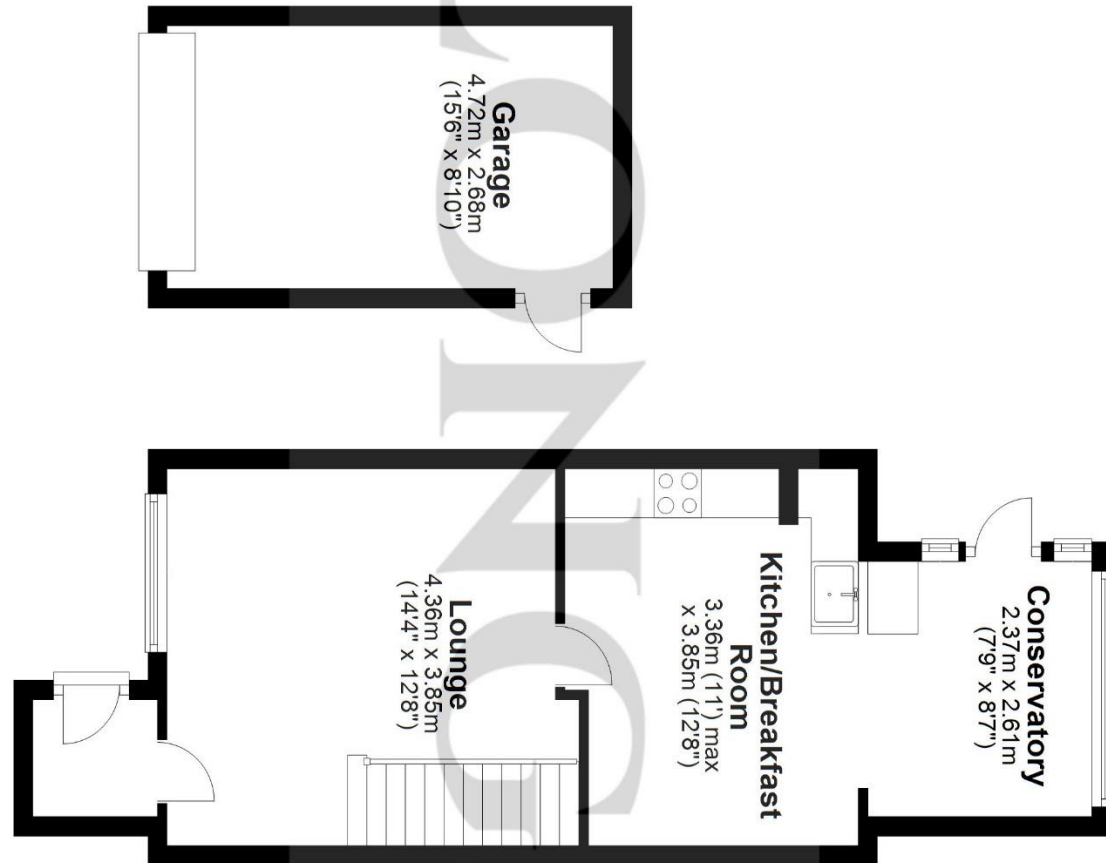
VENDOR FOUND! A well presented, modern semi-detached house situated on a popular development on the outskirts of Dereham. The property offers gardens, garage & off road parking, modern kitchen, conservatory, gas central heating and UPVC double glazing. Viewing advised!

Price £240,000 Freehold



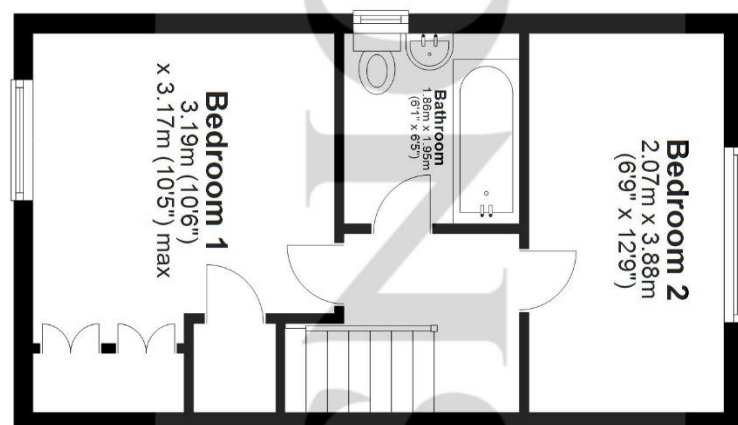
Ground Floor

Approx. 49.2 sq. metres (529.8 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 77.6 sq. metres (835.5 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



Outside

Front- The front of the property is laid to brickweave creating a good sized driveway and leads to the single garage which has power and lighting, a personal door at the side and an up and over door at the front. There is also gated access to the rear garden from the front driveway.

Rear- The rear garden has had a newly laid Indian sandstone patio and is mainly laid to lawn with some mature shrubs either side of the lawn.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi-detached House
- Two Bedrooms
- Modern Kitchen/breakfast room
- Conservatory
- Garage & Driveway
- Gas Central Heating
- UPVC Double Glazing

Located within a popular development on the edge of the market town of Dereham, Longsons are thrilled to bring to the market this well presented two bedroom semi detached house offering modern accommodation throughout, benefiting from its own garage and driveway, enclosed rear garden, UPVC double glazing and warmed by gas central heating. Early viewing is advised!

Briefly the property offers a lounge, modern kitchen/breakfast room, conservatory, two bedrooms and a modern bathroom, Outside there are front and rear gardens, the front allowing off road parking and leading to the single garage.

DEREHAM

Dereham is a popular Norfolk market town with free parking and plenty of amenities, which include - a great range of shops, a cinema, supermarkets, schools and restaurants. Also conveniently placed a short drive from the A47 providing access to the "Capital of Norfolk" - Norwich City.

Entrance

UPVC double glazed entrance door leads into lobby/porch area with a further UPVC double glazed door leading into;

Lounge

14'4" (4.37m) Max x 12'8" (3.86m) Max

Stairs rising to the first floor landing, storage cupboard (housing meters), radiator, telephone point, UPVC double glazed window to front aspect, door to:

Kitchen/Breakfast Room

11'0" (3.35m) Max x 12'8" (3.86m)

Modern fitted kitchen units to wall and floor, worksurface over, butler sink unit with mixer tap, intergrated electric oven and hob with extractor hood over, space and plumbing for washing machine other side of the island, space for tall upright fridge/freezer, tiled splashback,radiator. Opens onto;

Conservatory

7'9" (2.36m) x 8'7" (2.62m)

UPVC double glazed conservatory with a UPVC double glazed door leading out to the rear garden.

Landing

Access to loft.

Bedroom One

10'6" (3.2m) x 10'5" (3.18m) Max

UPVC double glazed window to the front aspect. radiator, built in wardrobes and cupboard over stairs.

Bedroom Two

6'9" (2.06m) x 12'9" (3.89m)

UPVC double glazed window to the rear aspect radiator and built in wardrobes.

Bathroom

6'1" (1.85m) x 6'5" (1.96m)

Modern three piece suite comprising of hand wash basin, WC, bath with shower overhead and rainwater attachment, heated towel radiator, tiled walls & floor and UPVC obscured double glazed window to the side aspect.

