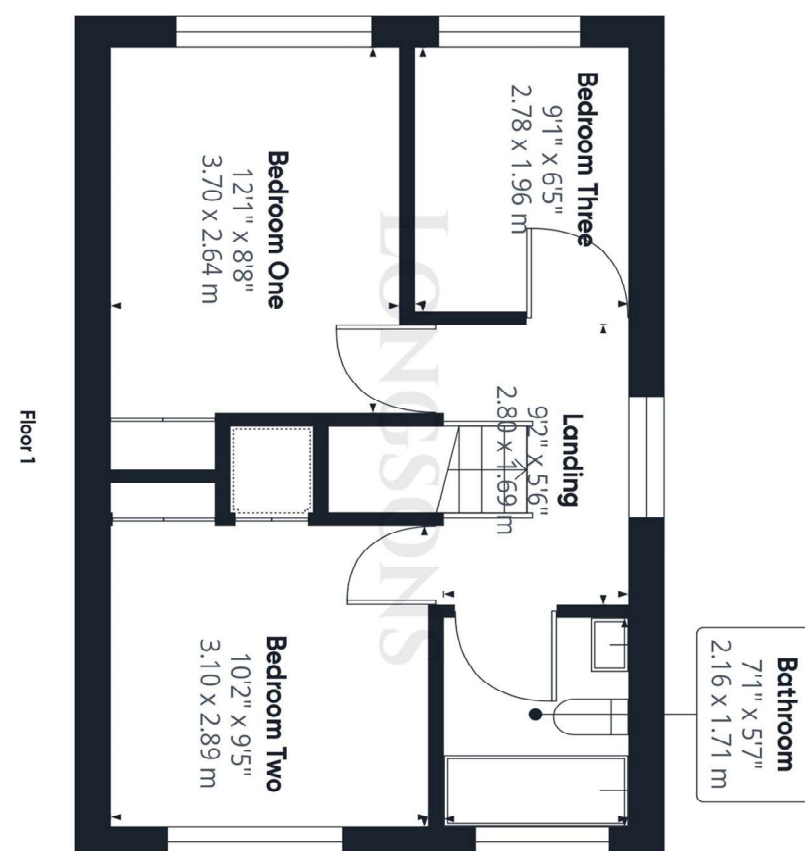
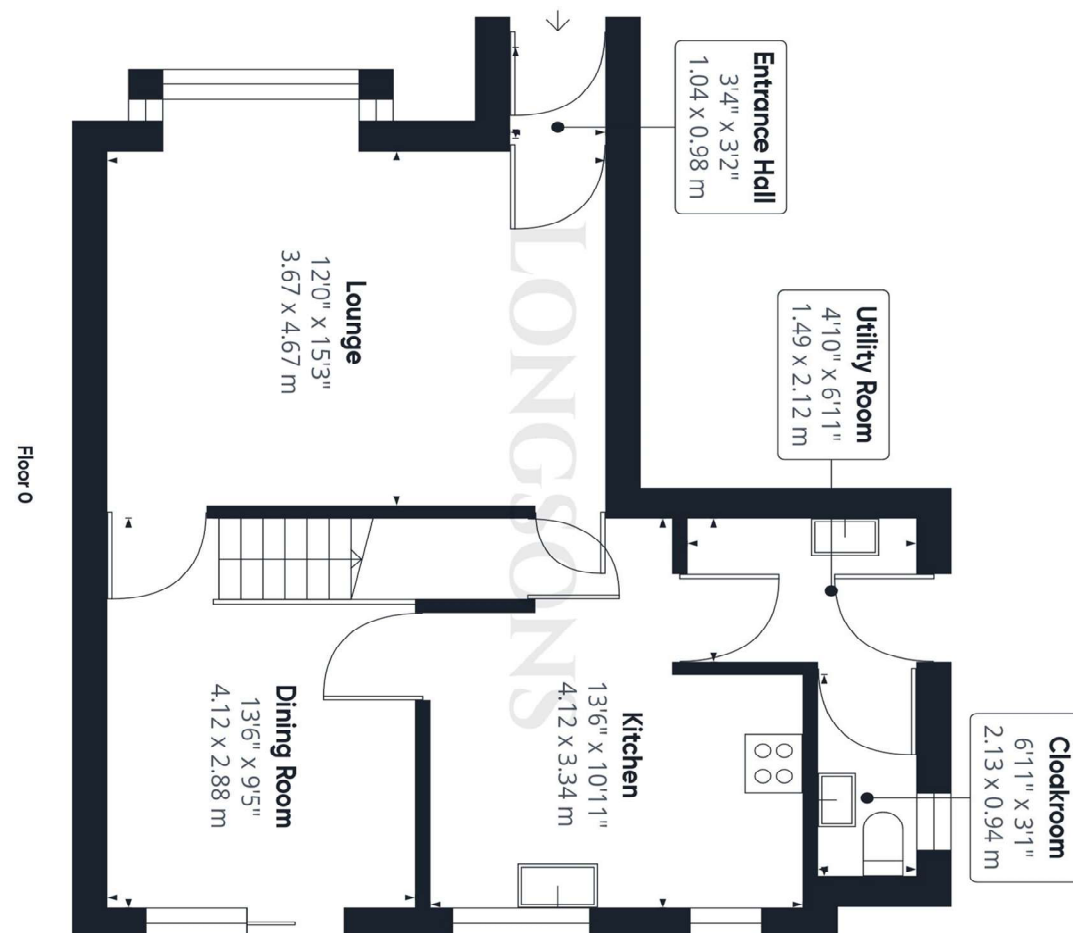




22 Violet Way, Scarning, Dereham, NR19 2UR

Well presented detached three bedroom house situated in a popular area of Scarning, near Dereham. The property offers two reception rooms, utility room, cloakroom with WC, garage, gardens, gas central heating and UPVC double glazing.

Guide Price £260,000 - £270,000 Freehold





Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, obscure glass UPVC double glazed window to rear aspect.

Garage

Main up and over door to front, entrance door opening to side, electric power and lights.

Outside Front

Front garden laid to lawn, driveway providing off road parking, shrubs and plants to beds, outside light, gated access to rear garden.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, garden pond, established shrubs and plants to beds and borders, outside tap, outside light, wooden fence to perimeter, gated access to front.

Agent's Notes

EPC rating TBC (Full copy available on request)
Council tax band D (Own enquiries should be made via Breckland District Council)

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.

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Utility Room
- Ground Floor Cloakroom with WC
- Garage and Gardens
- Off-Road Parking
- UPVC Double Glazing
- Gas Central Heating

Guide Price £260,000 - £270,000

Situated in a popular area of Scarning near Dereham, Longsons are delighted to bring to the market this well presented, detached three bedroom house. The property offers two reception rooms, utility room, ground floor cloakroom with WC, garage, off-road parking, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, utility room, cloakroom with WC, three bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

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 Hall

Composite entrance door to front aspect, radiator.

Lounge

12'0" (3.66m) x 15'3" (4.65m)

Feature fireplace with gas fire, UPVC double glazed window to front aspect, radiator.

Dining Room

13'6" (4.11m) x 9'5" (2.87m)

Double glazed patio doors opening to rear garden, stairs to first floor, radiator.

Kitchen

13'6" (4.11m) x 10'11" (3.33m)

Fitted kitchen units to floor and walls complemented by a work surface over with one and a half bowl ceramic sink unit with drainer and mixer tap, integrated electric oven with gas hob and extractor hood over, built-in cupboard, UPVC double glazed windows to rear aspect, radiator.

Utility Room

6'11" (2.11m) x 4'10" (1.47m)

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit, space and

plumbing for washing machine, UPVC double glazed entrance door opening to side aspect, radiator.

Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to side aspect, radiator.

Stairs and Landing

UPVC double glazed window to side aspect, loft access.

Bedroom One

12'1" (3.68m) x 8'8" (2.64m)

Built-in wardrobe, UPVC double glazed window to front aspect, radiator.

Bedroom Two

10'2" (3.1m) x 9'5" (2.87m)

Built-in wardrobe, built-in cupboard housing hot water cylinder, UPVC double glazed window to rear aspect, radiator.

Bedroom Three

9'1" (2.77m) x 6'5" (1.96m)

UPVC double glazed window to front aspect, radiator.

Bathroom

