



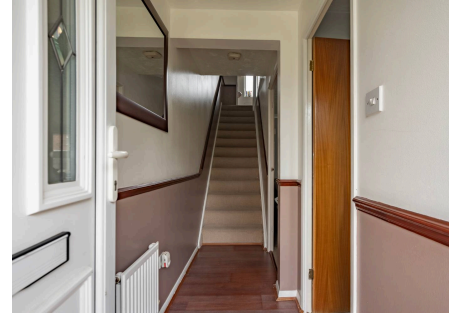
14 Birch Close, Scarning - NR19 2UP

£250,000 Freehold

This semi-detached house, located in the desirable cul-de-sac of Birch Close, offers a peaceful setting with great potential for expansion (subject to planning permission). With three bedrooms, a spacious dual-aspect lounge/diner, an enclosed rear garden, and a large driveway providing ample off-road parking, this chain-free home is ideal for families or those seeking a quiet location with easy access to local amenities and the A47.

Location

Birch Close is located in the sought-after village of Scarning, offering a peaceful setting just a short distance from Dereham. The area is well-regarded for its community feel and convenient access to local amenities, including schools, shops, and recreational facilities. Scarning also benefits from easy access to the A47, making it ideal for those commuting to Norwich or King's Lynn. Surrounded by the beautiful Norfolk countryside, it provides a great opportunity for outdoor enthusiasts to enjoy nearby walks and open spaces.



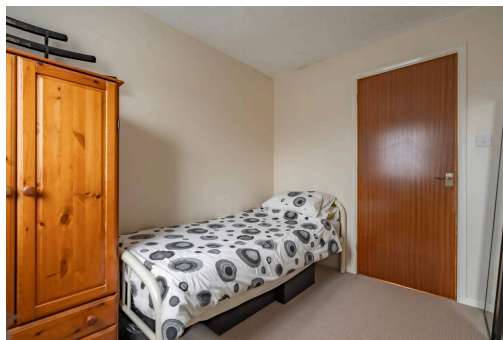
Agents notes

We understand that the property will be sold freehold, connected to mains services, water, electricity, gas and drainage.

Restrictive covenants – Can't build on the driveway area.

Heating system- Gas Central Heating

Tax Council Band- TBD



Birch Close, Scarning

As you enter the home through the front door, you step into a welcoming entrance hall, where the WC is conveniently located.

The lounge/diner offers a bright and versatile living space with views to both the front and rear. A central fireplace serves as a feature of the room, and there's plenty of room to arrange it as both a sitting area and a dining space.

The kitchen, accessed from the lounge/diner, is fitted with built-in cupboards and ample counter space, offering practical storage and workspace. It also provides direct access to the rear garden, making it easy to step outside.

Upstairs, you will find three bedrooms. The master bedroom benefits from a built-in wardrobe with sliding doors, offering a neat and efficient storage solution. The other two bedrooms are well-proportioned, with one being more compact but ideal for use as a children's room or office. The family bathroom is also located on this floor and features a bath with an overhead shower attachment.

Additionally, the property benefits from double glazing throughout.

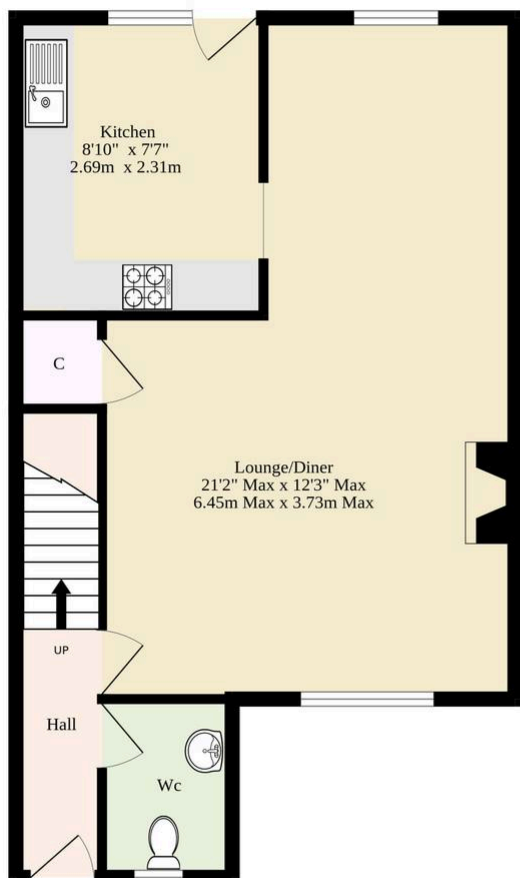
Outside, the rear garden is generously sized and mainly laid to lawn, with a paved patio seating area, perfect for outdoor dining or relaxation. The garden is fully enclosed, providing privacy and a safe space for children or pets.

At the front, the property features a lawned area and a pathway leading to the entrance and side gate.

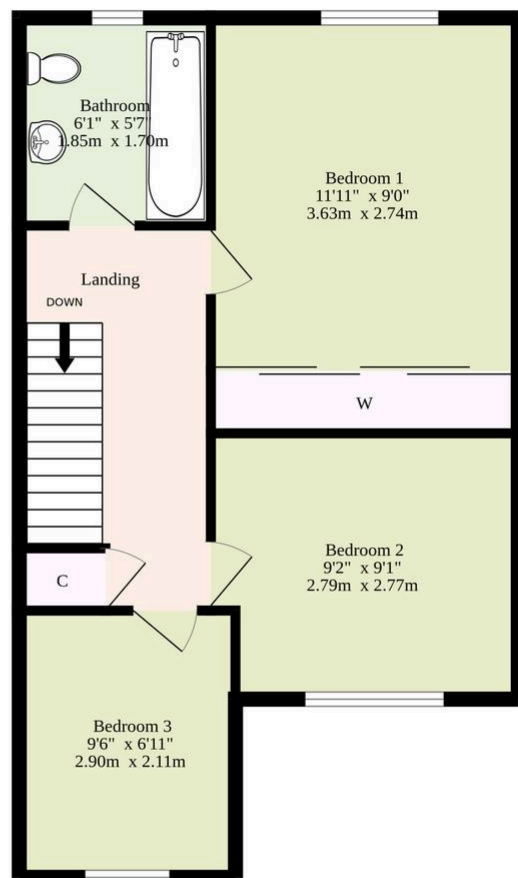
A large driveway provides ample off-road parking for multiple vehicles.



Ground Floor
368 sq.ft. (34.2 sq.m.) approx.



1st Floor
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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