

31 Harry Blunt Way, Scarning - NR19 2TU

£170,000 Freehold

This two-bedroom mid-terrace house offers a comfortable living space, perfect for a small family or professionals. It features a cosy lounge, a well-equipped kitchen/diner, and a family bathroom. The property also benefits from an enclosed rear garden and an allocated parking space, all within a convenient location offering easy access to local amenities and transport links.

Location

Harry Blunt Way is located in the peaceful village of Scarning, offering a quiet setting with a strong sense of community. The village is surrounded by open countryside, providing plenty of opportunities for outdoor activities and scenic walks. Scarning is just a few minutes drive from Dereham, where you'll find a range of shops, restaurants, and schools. The nearby A47 ensures easy access to the wider Norfolk area, with Norwich only a short drive away. This location provides a calm village atmosphere while remaining close to essential amenities and transport links.

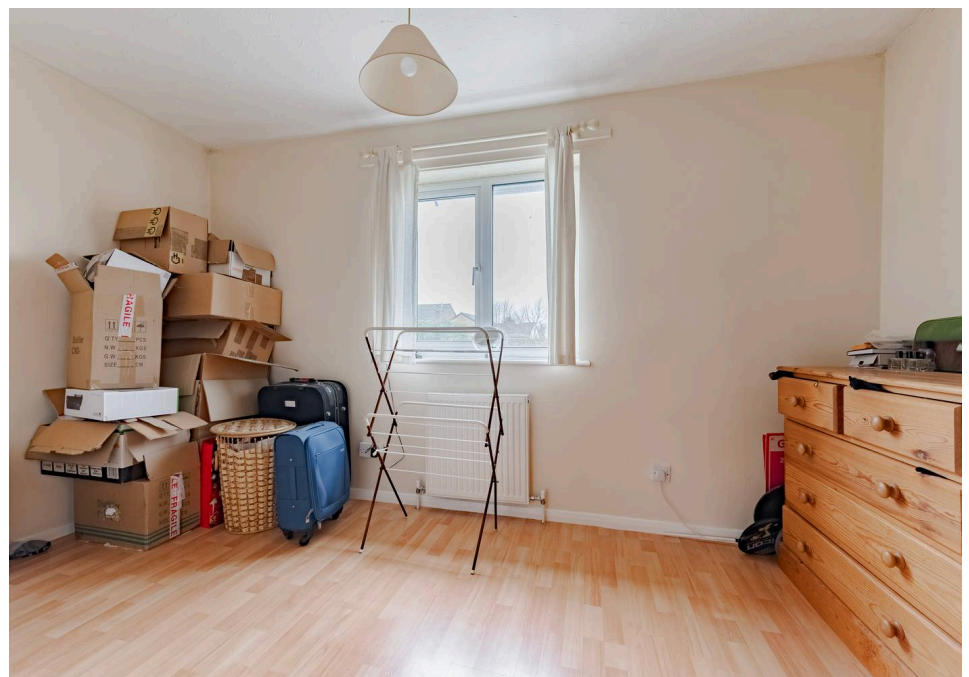
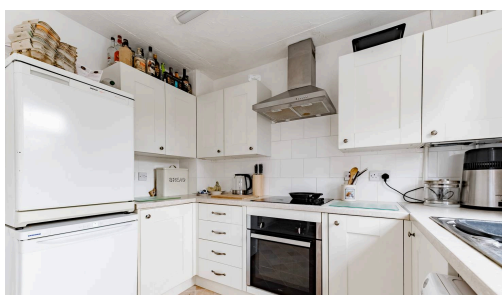
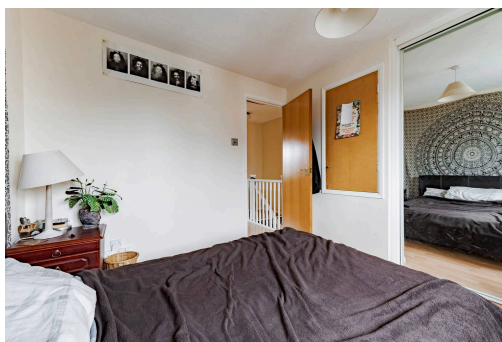


Agents notes

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

Heating system- Gas Central Heating

Tax Council Band-A



Harry Blunt Way, Scarning

As you step through the front door, you are welcomed into the cosy lounge area, which features a convenient storage cupboard for your everyday essentials. The lounge is perfect for relaxing and unwinding after a long day.

Moving through to the kitchen/diner, you'll find a well-equipped area with built-in cupboards and counter space. The kitchen also boasts a door leading to the enclosed rear garden, perfect for enjoying al fresco dining or a morning coffee.

Upstairs, you'll find two bedrooms, perfect for a new family or professionals needing a home office. The master bedroom includes a built-in wardrobe, offering ample storage space to organise your belongings.

The family bathroom is conveniently located on this level and features a bathtub with an overhead shower attachment, providing a relaxing space for unwinding after a busy day.

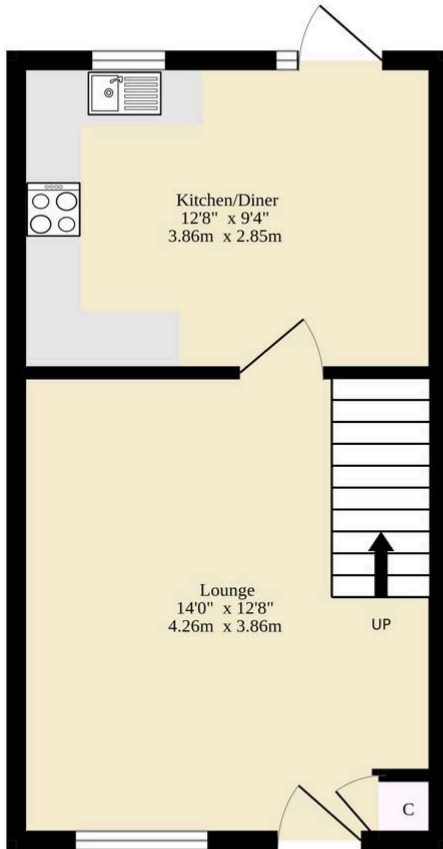
Outside, the enclosed rear garden offers a great space, ideal for outdoor gatherings or enjoying some fresh air. A storage shed provides extra room for garden tools and equipment.

Additionally, two allocated parking spaces provides convenient off-road parking for residents and visitors alike.

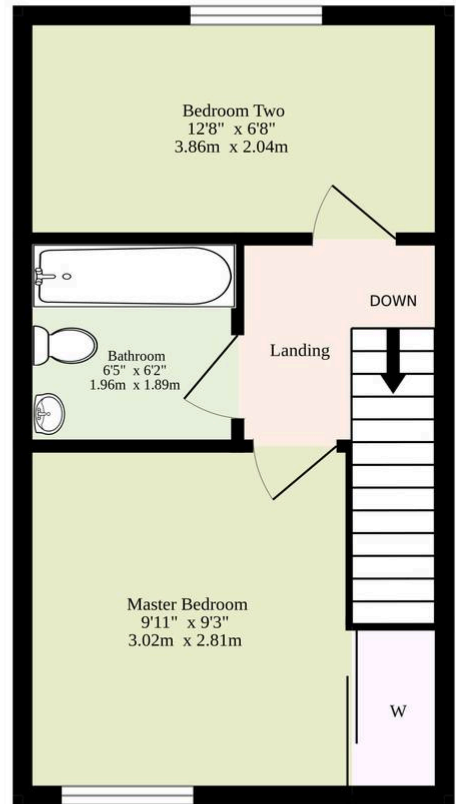
This property benefits from double glazing throughout, ensuring energy efficiency and sound insulation.



Ground Floor
340 sq.ft. (31.6 sq.m.) approx.



1st Floor
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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