



27 Welden Road, Scarning - NR19 2UB

£280,000 Freehold

This well-presented three-bedroom detached house is located in a sought-after development in Scarning, offering a fantastic opportunity for families. With spacious living areas, built-in wardrobes with sliding doors in all bedrooms, and a private rear garden, it provides comfort and convenience in a peaceful setting. The property also benefits from off-road parking for two vehicles and a garage, making it an ideal choice for those seeking a family home with easy access to local amenities, schools, and transport links.

Location

Welden Road in Scarning is a quiet and well-connected location, offering easy access to both Dereham and the wider Norfolk area. The village is surrounded by countryside, providing a peaceful environment while still being within a short drive of local amenities, schools, and transport links. With excellent road connections, including proximity to the A47, this area provides convenience for those commuting or exploring the wider region. The nearby Scarning Fen Nature Reserve offers natural beauty, perfect for outdoor activities.



Agents notes

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

Heating system- Gas Central Heating

Tax Council Band-C



Welden Road, Scarning

As you enter the property, you step into the entrance porch leading into the spacious lounge. The lounge is bright, with a large bay window that brings in plenty of natural light. An archway leads to the dining area, a great space for family meals or entertaining. Sliding doors open to the rear garden, providing easy access to outdoor space.

The kitchen is equipped with a range of wall and floor-mounted units, offering plenty of storage. It includes an electric oven, gas hob, and space for essential appliances such as a dishwasher, fridge freezer, and washing machine. A door from the kitchen leads to the rear garden.

Upstairs, the landing gives access to three well-sized bedrooms, all of which feature built-in wardrobes with sliding doors, offering ample storage. The third bedroom is perfect for a child's room or a home office, with a front-facing window.

The family bathroom is located on the first floor and includes a bath with a panelled bath and an overhead shower attachment. The bathroom has tiled walls and a wooden floor, creating a comfortable, functional space.

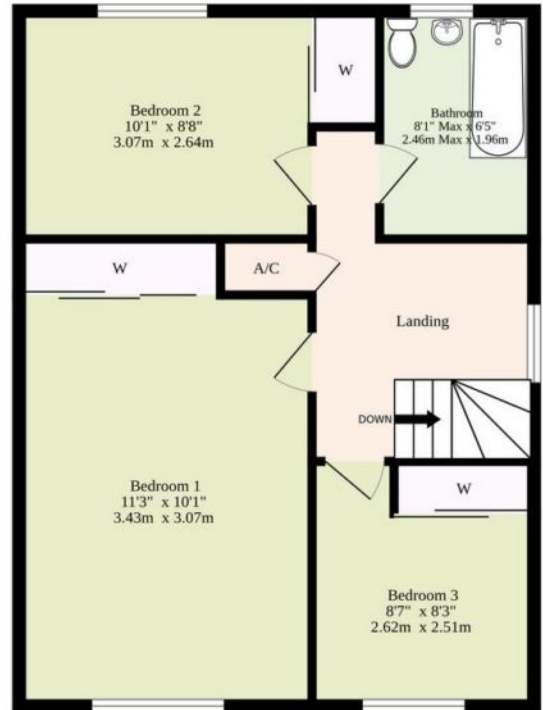
Outside, the enclosed rear garden features a patio and lawn, providing a private space for relaxation or outdoor activities. The property also offers off-road parking for two vehicles on the driveway, with access to the garage for additional storage or parking.



Ground Floor
475 sq.ft. (44.1 sq.m.) approx.



1st Floor
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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