



12 Michaels Court, Scarning

£220,000 - £230,000 Freehold

Introducing this beautifully presented end-of-terrace house, situated in a serene and picturesque location, offering an ideal opportunity for first-time buyers or seasoned investors looking to expand their property portfolio. Boasting modern and contemporary fixtures throughout, this two-bedroom terraced house exudes a sense of sophistication and style, making it a desirable residence in the heart of Dereham.

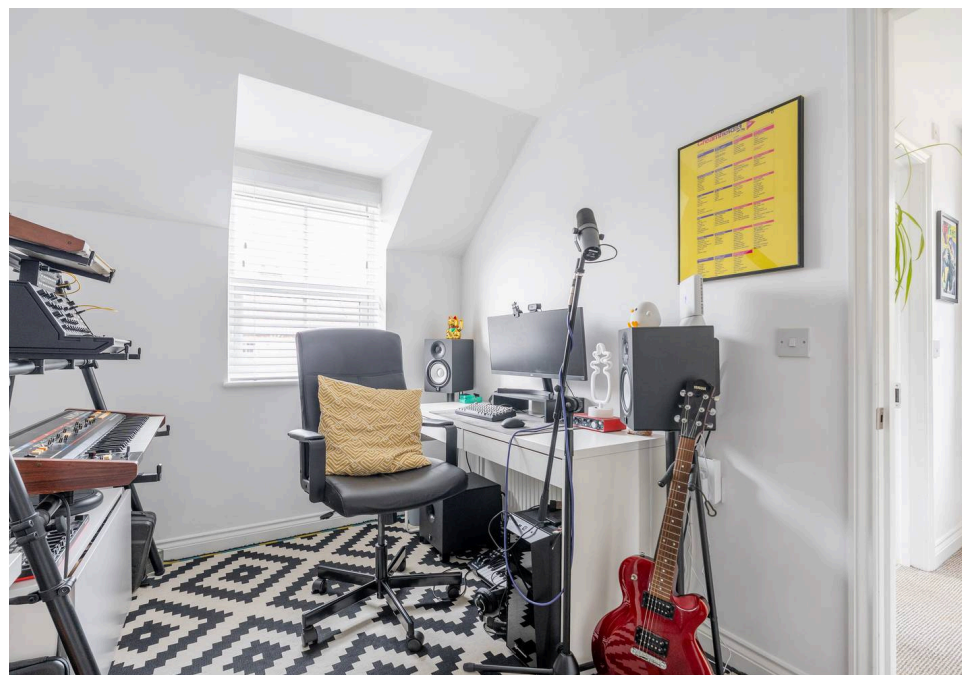
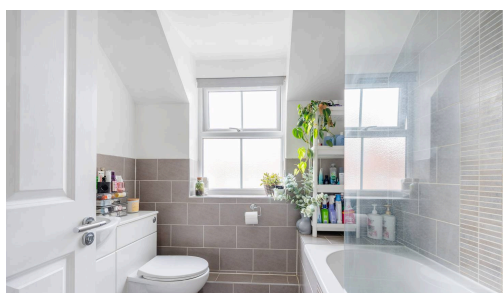
Location

Michaels Court is situated in the peaceful village of Scarning, offering a tranquil setting just a short drive from the bustling market town of Dereham. The property benefits from excellent transport links, with the A47 nearby, providing easy access to Norwich, just 20 miles to the east. Scarning is a charming and well-connected village, ideal for those seeking a quiet lifestyle while still being close to essential amenities. With local shops, schools, and scenic countryside walks on your doorstep, this location offers the perfect balance of rural living and modern convenience.



Michaels Court

Approaching the property, you are greeted by a shingle driveway providing parking for two vehicles in front of the house, complemented by an additional parking space adjacent to it. A gated entrance on the side leads to the expansive enclosed rear garden, which boasts a lush lawn, a paved patio, and a handy shed for outdoor storage.



The ground floor unfolds into an inviting open-plan living area, flooded with natural light from windows on both ends and augmented by a set of double doors opening to the rear garden. The front portion serves as a cosy sitting area, with stairs ascending to the first floor, while the rear part is dedicated to a stylish kitchen/dining space. The well-equipped kitchen features gloss fronted storage units, integrated appliances, and a central wood burning stove, creating a warm and welcoming ambience. A sizeable ground floor cloakroom, with a WC and storage space, adds convenience to the living area.

Ascending to the first floor, a landing with a built-in airing cupboard leads to two bedrooms and a tastefully appointed bathroom. Both bedrooms feature built-in wardrobes, with the master bedroom enjoying dual aspect views. The bathroom boasts a sleek suite with a shower over the bath and contemporary fixtures throughout.

Additional features of this property include a solar energy system with a panel on the roof, air conditioning in the living space, and a wood burner for added comfort. Perfect for first-time buyers or investors seeking to expand their portfolio, this end of terrace house offers a serene and picturesque setting, paired with modern finishes and environmentally friendly elements. With three allocated parking spaces, this property beckons those in search of a charming and practical abode in Dereham.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

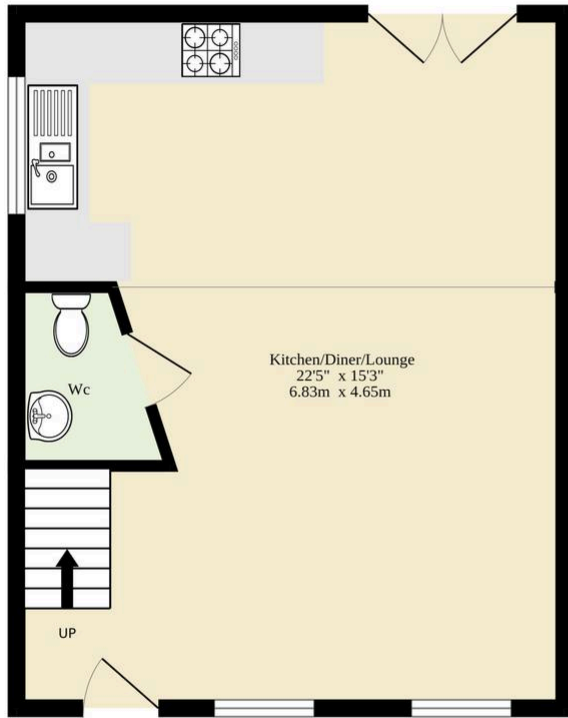
Tenure: Freehold

EPC Energy Efficiency Rating: B

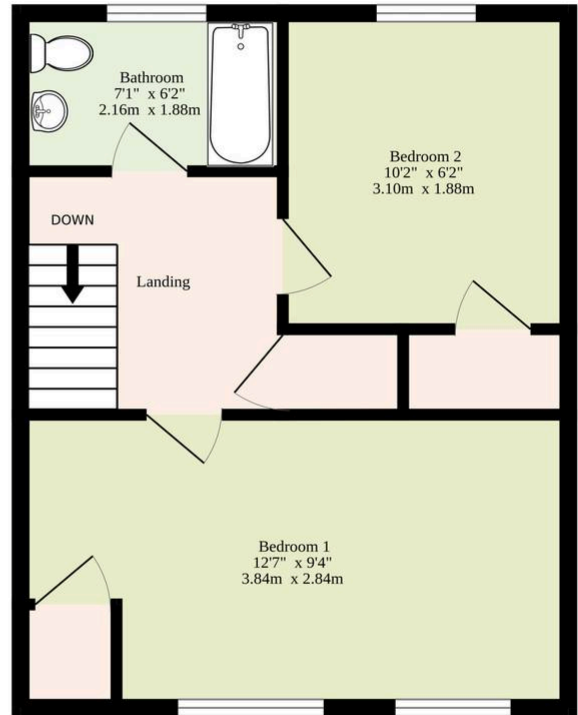
EPC Environmental Impact Rating: B



Ground Floor
371 sq.ft. (34.5 sq.m.) approx.



1st Floor
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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