



18 Norman Close, Scarning

Offers in excess of £185,000

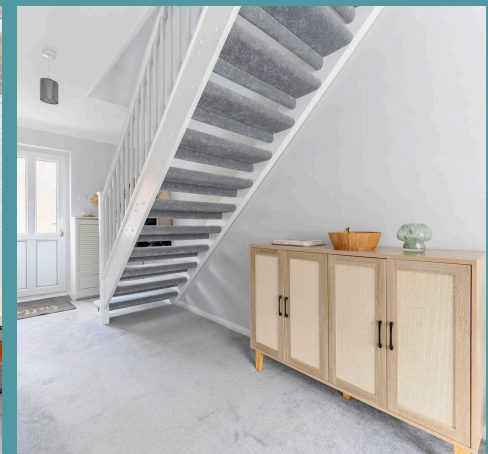
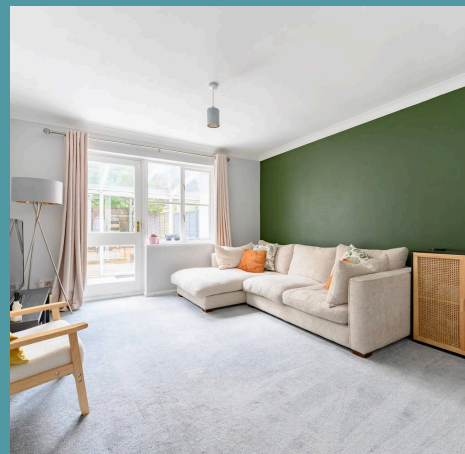
18 Norman Close

Scarning, Dereham

Step inside this beautifully presented mid-terrace home, perfectly positioned in the charming Norfolk village of Scarning—just moments from the vibrant market town of Dereham. Offering bright and airy living spaces, including a spacious sitting room, modern kitchen, light-filled conservatory, two generous double bedrooms, and a stylish family bathroom, this property is ideal for first-time buyers or savvy investors. The south-facing private garden with patio, lawn, and timber shed adds to its appeal, along with the convenience of allocated parking. A welcoming home where comfort meets practicality—ready to move in and enjoy.

Location

Scarning is a charming and well-connected village situated just on the western outskirts of Dereham, Norfolk, lying approximately 1.5 miles from Dereham's bustling town centre. The village offers a blend of rural tranquillity with convenient access to urban amenities. Scarning itself boasts a strong sense of community and benefits from a local primary school — Scarning Primary School, which is well-regarded in the area. For everyday needs, residents have a selection of nearby shops and supermarkets within Dereham, including Tesco Extra, Morrisons, and Aldi, as well as local independent retailers and weekly markets.





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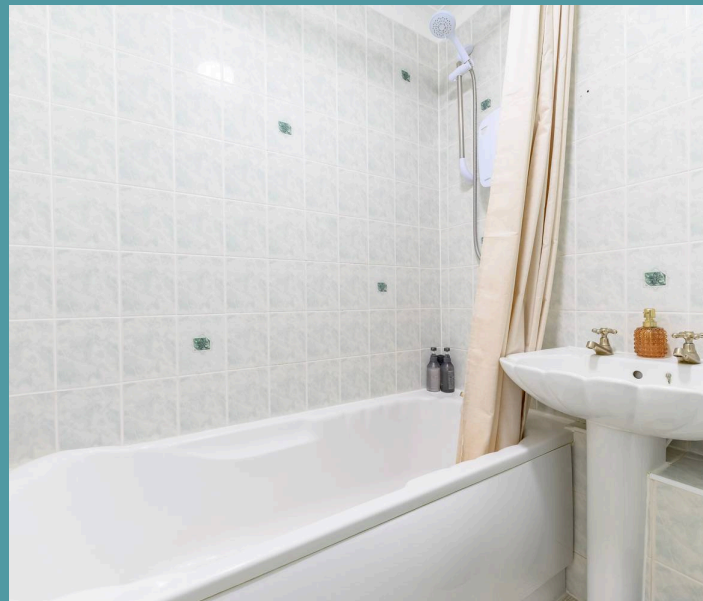
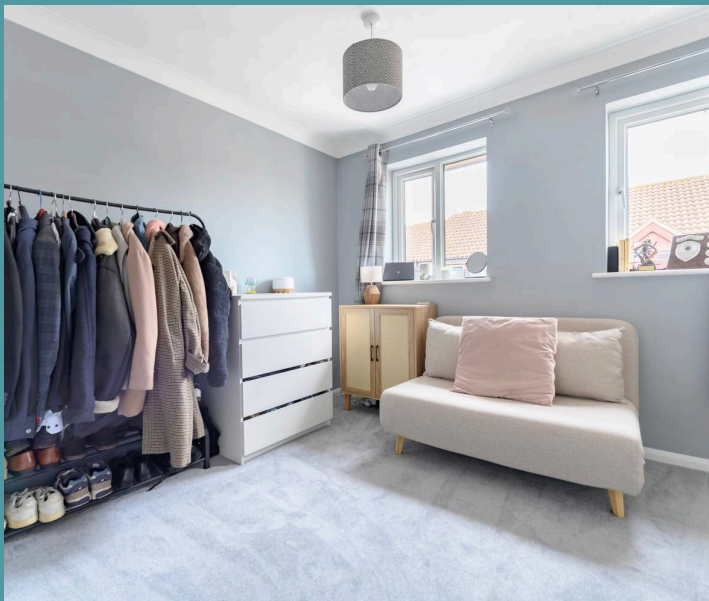
Scarning, Dereham

Healthcare needs are well catered for with several GP surgeries in Dereham, such as Church Street Surgery and Toftwood Medical Centre, and the nearby Dereham Hospital provides further medical services. Public transport links are excellent, with regular bus services connecting Scarning and Dereham to Norwich and surrounding villages, while the nearby A47 offers direct road access to Norwich (around 16 miles to the east) and King's Lynn. For those needing rail connections, Norwich railway station, about a 30-minute drive away, provides frequent services to London and other major cities. Altogether, Scarning offers the perfect balance of countryside living with all essential amenities close at hand.

Norman Close

Upon entering, you are welcomed by a bright and airy entrance hall that sets the tone for the rest of the home. The well-appointed kitchen is fitted with modern cabinetry and provides a freestanding oven, with dedicated space for both a fridge/freezer and washing machine—perfect for everyday living.

The spacious sitting room offers an inviting space for relaxation and entertaining, seamlessly flowing into a charming conservatory. Flooded with natural light, this versatile room extends the reception area, creating an ideal spot for dining, reading, or simply enjoying the garden views all year round.





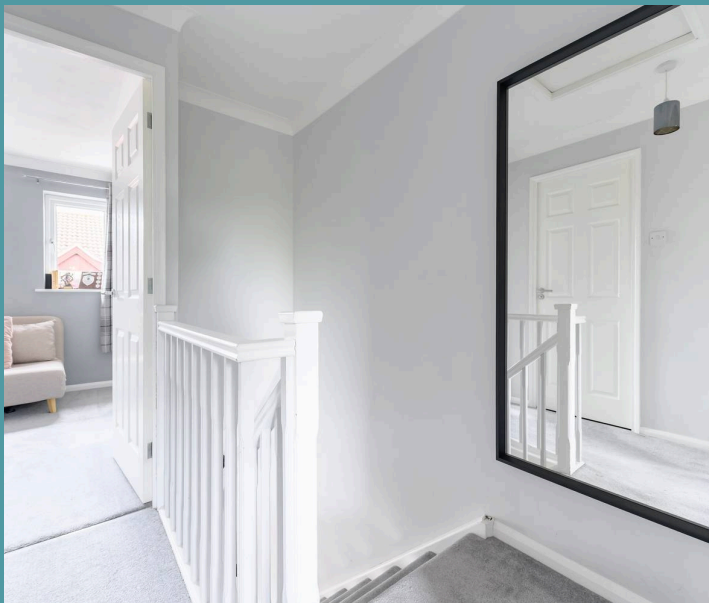
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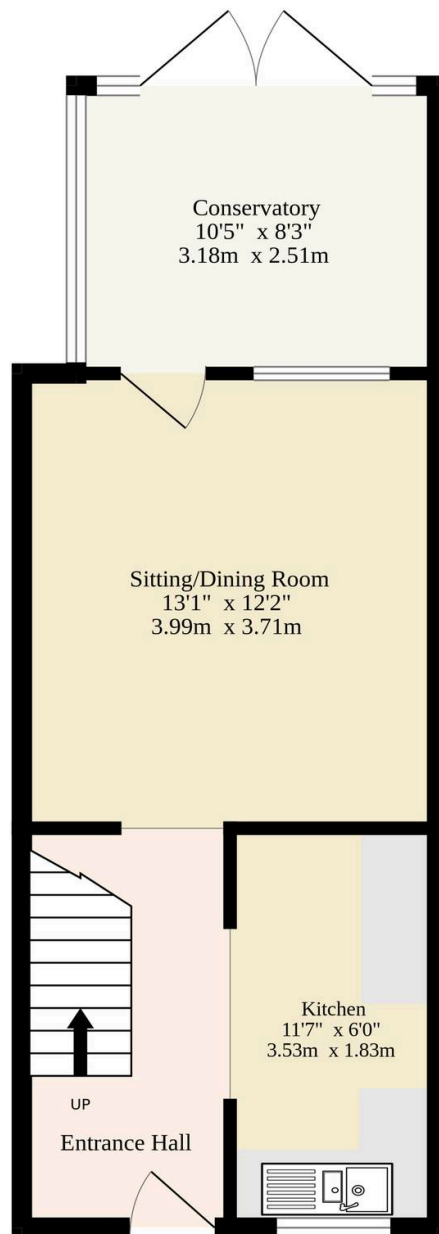
Upstairs, you'll find two well-proportioned double bedrooms, with the front bedroom benefitting from built-in storage. The family bathroom is equipped with a classic three-piece suite.

To the rear, the beautifully maintained and private south-facing garden is a true highlight. It features a patio area ideal for alfresco dining, a lawned section, and a practical timber storage shed. Additional benefits include one allocated parking space, ensuring convenience for residents and guests alike.

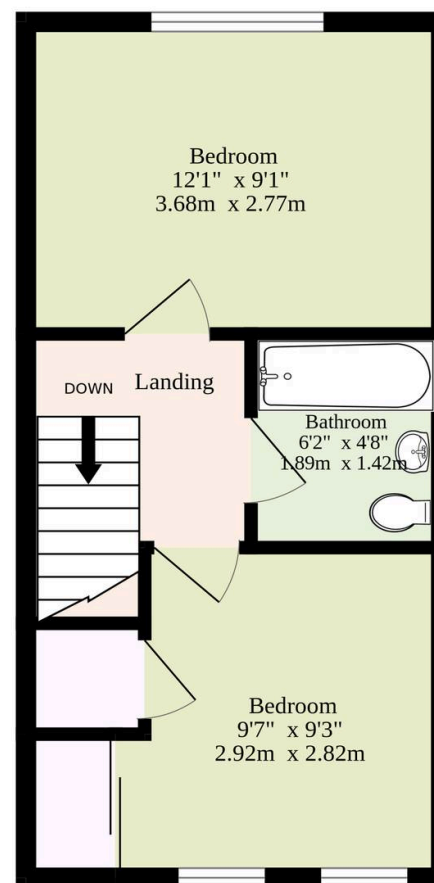
- Mid-terrace residence in the Norfolk village of Scarning, moments away from the market town of Dereham
- Suitable first home or investment purchase
- Kitchen equipped with modern cabinetry, a freestanding oven, space for a fridge/freezer and a washing machine
- Spacious sitting room inviting relaxation and entertaining
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your own home
- Two double bedrooms and a family bathroom
- A well-maintained and private garden, that is south-facing, featuring a patio area, a laid to lawn and a timber storage shed
- One allocated parking space
- Short walk into town offering a wide range of amenities, including shops, schools, healthcare facilities and transport links



Ground Floor
426 sq.ft. (39.6 sq.m.) approx.



1st Floor
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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