



41 Dereham Road, Scarning

Dereham



Guide Price £550,000 - £600,000  
Minors & Brady



# 41 Dereham Road

## Scarning, Dereham

Set within the sought-after village of Scarning, this detached executive home offers approximately 3,133 sq. ft of spacious, flexible living ideal for family life. Designed to accommodate a range of needs, the property includes four generous bedrooms in the main house, three reception rooms including a striking vaulted garden room, and a superb modern self-contained annexe with its own kitchen, wet room, and fifth bedroom. A gated shingled driveway provides ample off-road parking and leads to an integral garage, while the beautifully maintained wraparound garden offers colourful planting, lawned areas and a private rear terrace. With no onward chain, this is a standout opportunity for multi-generational families or those seeking space to grow.

### Location

Situated along Dereham Road in the sought-after village of Scarning, this location offers convenient access to both the A47 and the nearby market town of Dereham, just minutes away. Scarning enjoys a strong sense of community, with a well-regarded primary school, village hall, and playing fields all within easy reach. Dereham itself offers a wide range of amenities including supermarkets, cafés, leisure centres, and a cinema, along with regular bus services to Norwich and surrounding villages. The area is ideal for those seeking a balance between countryside living and urban convenience. Scenic walking routes and open green spaces nearby provide plenty of opportunities for outdoor recreation, while schools and healthcare services are easily accessible.

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Step into the spacious, light-filled entrance hall where a conveniently located WC sets a smart and practical tone for the rest of the home. The kitchen/diner offers a generous modern space, fitted with ample cabinetry, expansive worktops, a tiled floor and matching splashbacks. Inset ceiling lights enhance the sleek finish, while a range cooker with extractor provides a strong focal point. There's more than enough room for dining and everyday living, while a separate utility room continues the theme of practicality, complete with matching units, plumbing for laundry appliances, and doors leading to both the garage and outside.

Continue through to the main lounge, a wonderfully proportioned space bathed in natural light. A feature fireplace with exposed brickwork and a wood-burning stove creates a warm, welcoming focal point in the home. The adjoining dining room is equally generous and flexible, well-suited to entertaining or everyday use, with bi-folding doors opening into an exceptional garden room.

This expansive third reception space is a standout feature of the home, with a striking vaulted ceiling, skylights that flood the room with natural light, and French doors opening directly to the garden. Its scale and brightness make it a stunning setting for everyday living, entertaining, or creating a home studio. The annexe is also accessed from this room, offering both convenience and excellent flow between the main house and the additional accommodation.



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The annexe provides stylish and independent living quarters. Here you'll find a modern fitted kitchen with tiled flooring, twin oven, hob, and extractor fan. A double bedroom and a contemporary wet room complete the space, fully tiled with a walk-in glass shower, an integrated storage basin, and a WC.

Upstairs, the remaining four bedrooms all offer excellent proportions and plenty of natural light. The principal bedroom features built-in wardrobes and a sleek en suite shower room, finished with modern tiling, a walk-in glass enclosure, integrated basin, and WC. The other bedrooms enjoy views via Velux windows and share access to a well-appointed family bathroom, fitted with both bath and separate shower, stylish tiling, and recessed ceiling lighting throughout. Every room has been thoughtfully designed to deliver both comfort and quality.

Outside, the property is surrounded by a beautifully maintained wraparound garden that enhances its setting. The rear garden is fully enclosed and filled with colourful, mature plants that bring life and vibrancy throughout the seasons. A thoughtfully placed patio seating area offers a lovely spot to enjoy the surroundings, and a side gate allows easy access to the front.





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The front garden is generous and neatly laid to lawn, enclosed for privacy and offering attractive views towards the trees opposite. A well-kept shingled driveway provides ample off-road parking and leads to the integral garage.

## Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- F

Please note some images may include virtual staging for illustrative purposes only.





**Ground Floor**  
2167 sq.ft. (201.3 sq.m.) approx.



**1st Floor**  
966 sq.ft. (89.7 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 3133 sq.ft. (291.1 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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