



2 Osier Close, Scarning

Dereham



Minors & Brady

2 Osier Close

Scarning, Dereham

Curiously tucked away in a quiet Scarning cul-de-sac, this three-bedroom freehold home presents a rare blend of comfort, practicality, and natural beauty. Built in 1991 and owned by the same family since new, it boasts the largest garden on the road with uninterrupted meadow views. The interior provides a bright 17' sitting/dining room with sliding doors to the garden, alongside a well-equipped kitchen and a welcoming entrance hallway. Upstairs offers two double bedrooms, a versatile single, and a family bathroom, with further potential in the fully boarded loft. Modern upgrades, including a new central heating boiler and hot water tank, ensure efficiency and peace of mind. Outside, the south-facing garden is a sanctuary, featuring a wildlife pond, summerhouse, decked seating, and even a Victorian-style water pump connected to a natural water table. With wildlife visitors, stargazing opportunities, and ample space for entertaining, the garden is a true standout feature. This home is ready to move into yet offers scope for personal touches, appealing to families, couples, and downsizers alike.





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The Location

Osier Close lies in the peaceful Norfolk village of Scarning, about two miles west of the market town of Dereham and roughly seventeen miles from the city of Norwich. For day-to-day shopping, Scarning itself offers a small village store and post office, while Dereham provides a full range of supermarkets, high-street chains, cafés, pubs and a weekly market.

Families are well served by Scarning Primary School, which enjoys a strong community reputation, and by nurseries and pre-schools within the village. Secondary education is available nearby at Northgate High School and Dereham Neatherd High School.

Healthcare needs are met by GP surgeries and dental practices in Dereham, and the town's community hospital provides outpatient services and minor injury treatment. Larger hospitals and specialist care are accessible in Norwich.

Transport links are excellent for a rural location. The A47 runs just north of the village, giving straightforward road access east to Norwich and west toward King's Lynn. Regular bus services connect Scarning to Dereham's centre and onward to Norwich, while local lanes and bridleways make it easy to explore the surrounding countryside on foot or by bicycle.



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Osier Close, Scarning

This charming three-bedroom freehold home, built in 1991 and cherished by the same owners since new, offers far more than meets the eye. Set in a quiet position with the largest garden on the road, this property enjoys uninterrupted elevated views over a beautiful water meadow while also providing off-road parking for multiple vehicles.

The property opens with a welcoming covered storm porch that leads into the entrance hallway. To the left sits a well-planned kitchen with ample storage and worktop space, complete with washer, cooker, dishwasher, microwave, and tall fridge/freezer included in the sale. The spacious 17' sitting/dining room is designed to maximize natural light, with sliding patio doors opening directly into the rear garden, creating a seamless connection between indoor and outdoor living. A defined dining space sits adjacent to the staircase, offering flexibility with furniture layout.

Upstairs, the home features three bedrooms: two comfortable doubles and a versatile single room, ideal for use as a study or nursery. The master bedroom benefits from built-in storage units. A family bathroom offers a panelled bath with electric shower over, WC, basin, and a useful built-in storage cupboard housing the hot water tank. The loft, accessed via a pull-down ladder, is fully boarded with light installed and presents excellent potential for conversion, subject to planning permission, where future owners could enjoy panoramic field views from an elevated position.



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Recent upgrades include a brand-new central heating boiler and a new hot water tank, ensuring the home is efficient and ready for immediate occupation.

The garden is the true star of this property, extended and landscaped at a cost of approximately £15,000 by the current owners. Facing south and fully enclosed, it offers a variety of distinct spaces designed for enjoyment, wildlife, and relaxation. Features include a central lawn, a timber shed with power and light, and even wildlife cameras to capture activity from the two bird boxes attached to the side.

A gently sloping wildlife pond, complete with solar-powered waterfall, is home to frogs, smooth newts, and three spine sticklebacks. A charming paved seating area houses a working Victorian-style water pump connected to a 1000-litre tank. The owner discovered a natural water table during installation —providing a unique supply where you can extract up to 20,000 litres of water per day without a licence, perfect for topping up the pond and watering the garden year-round at no cost.

To the rear, a summerhouse and decked area offer a tranquil vantage point to soak in the sweeping meadow views, watch foxes, pheasants, muntjac deer, or red kites, and at night, enjoy stargazing with no light pollution.



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This much-loved home will appeal to a wide range of buyers, from young couples and families to retirees looking to downsize. Ready to move into but with scope to add your own style over time, it offers a rare combination of practical living space, expansive outside areas, and unique natural features that are seldom found together. Viewing is strongly advised to fully appreciate all that is on offer.

Agents Note

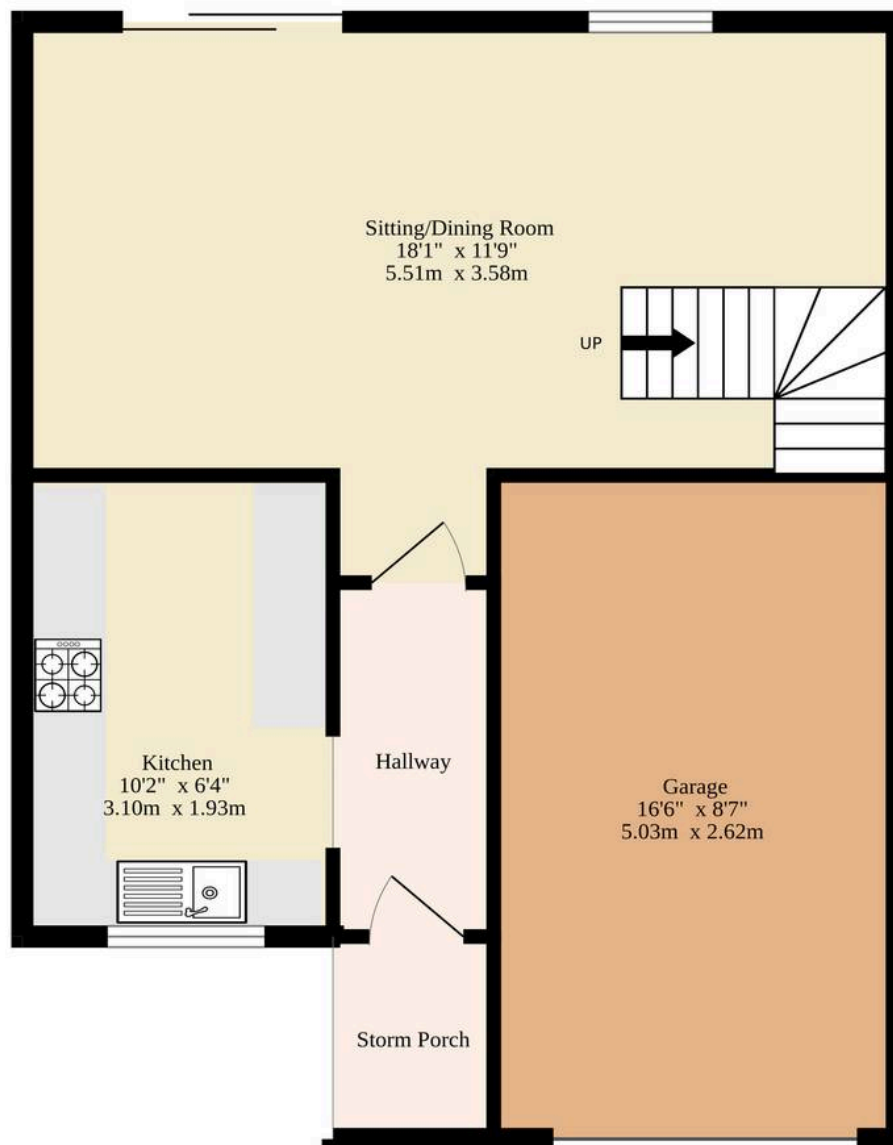
Sold Freehold

Connected to all mains services.

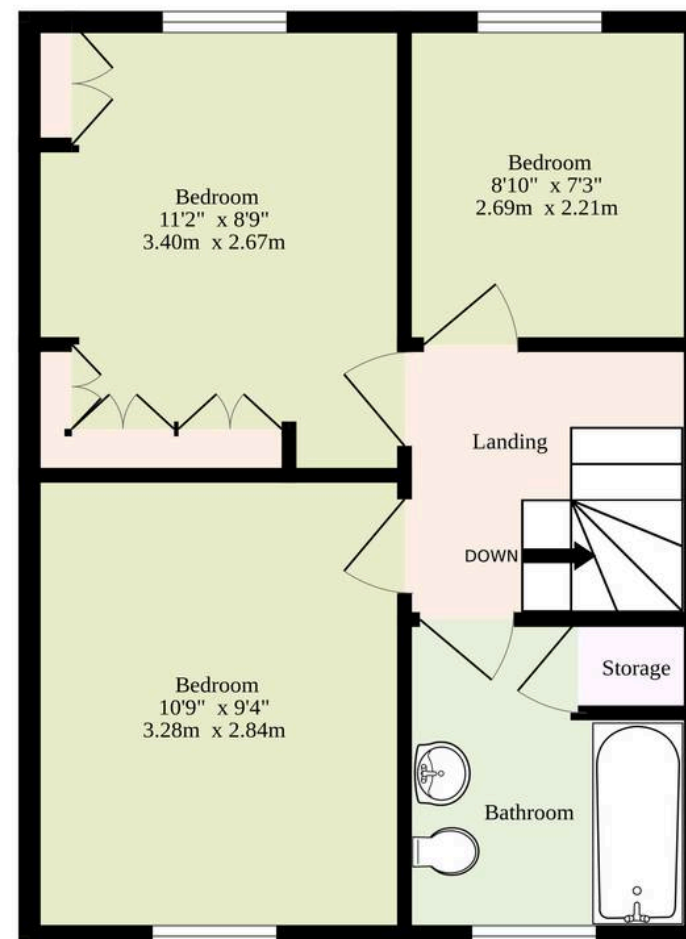


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Ground Floor
451 sq.ft. (41.9 sq.m.) approx.



1st Floor
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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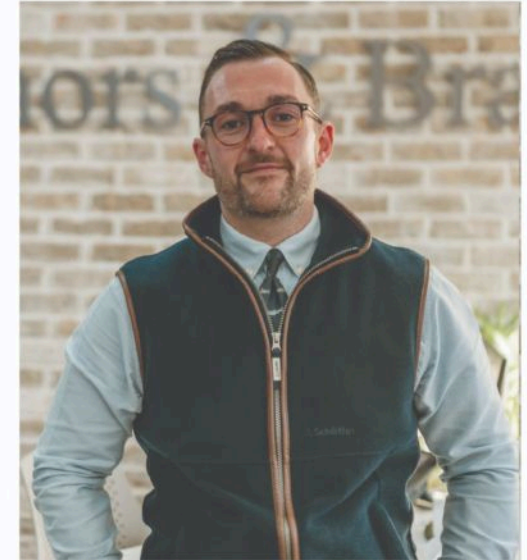
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