



7 Miller Close, Scarning

Dereham



Minors & Brady



## 7 Miller Close

Scarning, Dereham

Set proudly on a generous corner plot, this modernised home immediately stands apart for its sense of space, light, and thoughtful design. Inside, a spacious lounge leads through to a contemporary kitchen with integrated oven, hob, and extractor, continuing into a generous dining room with bi-folding doors, supported by a modern ground-floor shower room and a striking micro cement finished family bathroom to the first floor with both bath and shower. The accommodation includes three well-proportioned bedrooms plus a separate versatile room suitable as a fourth bedroom or home office, with an enclosed rear garden and off-road parking, all positioned within the well-regarded village of Scarning, known for its strong community and everyday amenities close by.

### Location

Miller Close is located within the well-regarded village of Scarning, offering a settled residential setting with a strong local community and everyday amenities close by. The village benefits from a primary school, village hall, local shop, public house, and open green spaces, all within easy reach, while the nearby market town of Dereham provides a wider range of supermarkets, independent shops, cafes, leisure facilities, and schooling options. The area is also well placed for access to Norwich, with road links connecting to the city centre, business parks, and mainline rail services, making this a practical location for both daily life and commuting. Surrounding countryside offers pleasant walking routes and open landscapes, adding to the appeal for those who enjoy time outdoors. Regular bus services and nearby road connections further support convenient travel to surrounding villages and towns.

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Scarning, Dereham

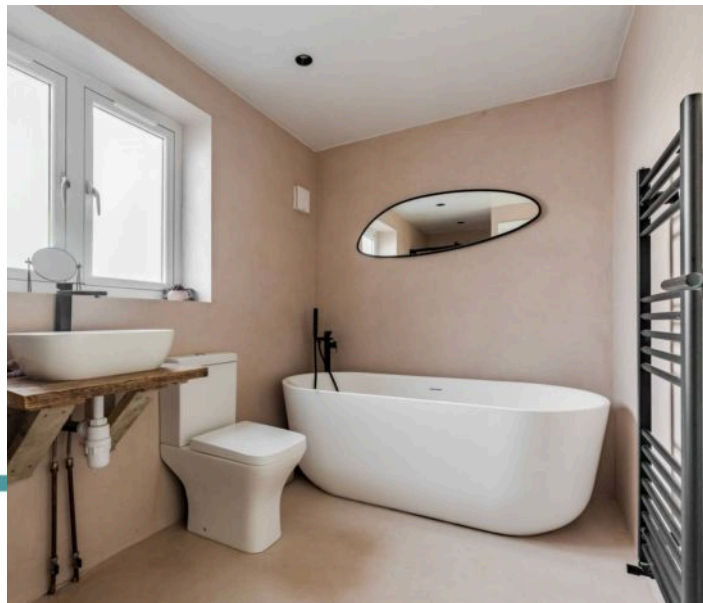
### Miller Close, Scarning

Stepping inside, the entrance opens into a well-proportioned living room that offers a comfortable setting for everyday use, forming part of a modernised and open-plan living layout. The lounge is finished with wood-effect flooring that continues through much of the ground floor, creating a cohesive and contemporary feel, while neutral décor and a large front-facing window ensure the space is naturally bright. From the lounge, there is an open flow through to the kitchen, allowing light to travel freely between the rooms and reinforcing the open plan arrangement.

The kitchen sits at the centre of the ground floor and is fitted with a range of modern units and work surfaces, complemented by an integrated oven, hob, and extractor, with space and provision for further appliances arranged within the layout. Tiled splashbacks add both detail and practicality, while the layout provides generous preparation space and easy movement between cooking and dining areas.

Beyond the kitchen, the open plan layout continues into the dining room, a spacious and well-defined area positioned toward the rear of the house. This room benefits from bi-folding doors that open onto the garden, bringing in an abundance of natural light and creating an excellent space for entertaining or family use.

From the dining room, there is direct access to the modern ground-floor shower room, which is finished in a contemporary micro cement style and fitted with a walk-in shower, WC, and wash basin, offering valuable flexibility for busy households.



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Upstairs, the first floor landing provides access to three bedrooms and the main bathroom. The principal bedroom is positioned to the rear of the property and offers a comfortable double layout, enjoying good natural light and a calm outlook. A separate additional room provides excellent versatility and can be used as a potential fourth bedroom, home office, or dressing space. Two further bedrooms are located at the front of the property, both well-proportioned and suitable for children, guests, or working from home.

The family bathroom is well-appointed and finished to a modern standard, incorporating micro cement finishes and fitted with both a bath and a separate shower, along with a wash basin and WC, comfortably serving all bedrooms from the central landing.

Outside, the property occupies a large corner plot, offering a sense of space that is rarely found. The rear garden is fully enclosed and laid mainly to lawn, providing a practical and family-friendly outdoor area with room for seating, play equipment, or planting. A patio area sits directly outside the house, ideal for outdoor furniture and everyday use, while timber fencing provides privacy.

To the front, the property benefits from off-road parking on the driveway, completing a modernised home that is well lit throughout, thoughtfully arranged, and ready for immediate occupation.

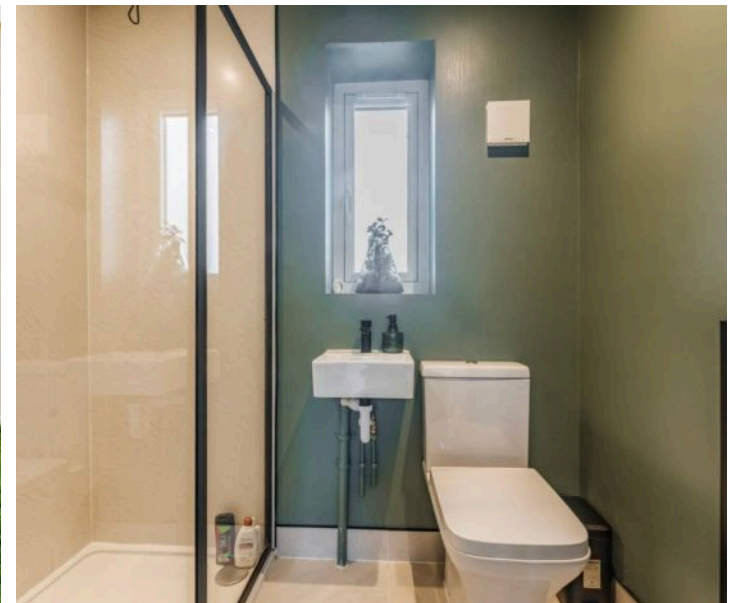
## Agents notes

Sold freehold, connected to all main services

Gas Central Heating

Council Tax Band B

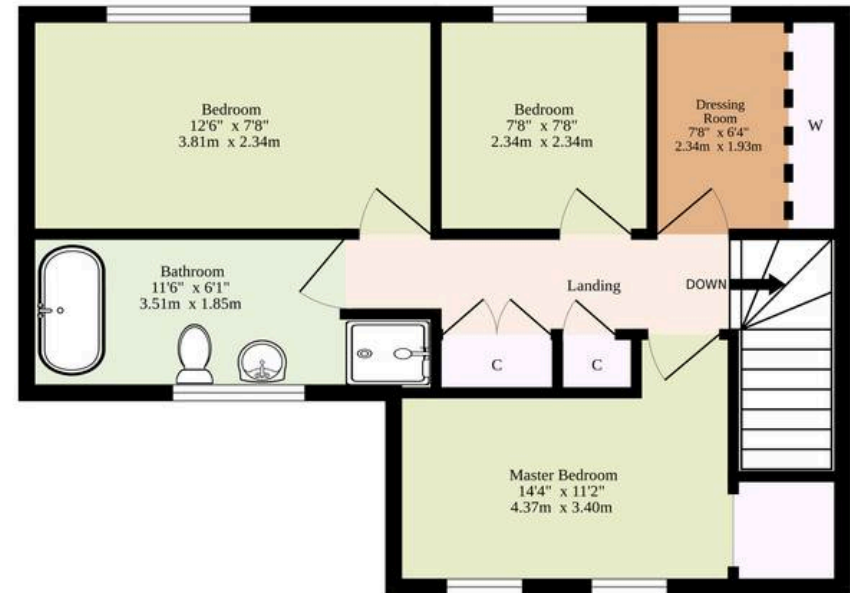
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**Ground Floor**  
537 sq.ft. (49.9 sq.m.) approx.



**1st Floor**  
518 sq.ft. (48.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1056sq.ft. (98.1 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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