



46 Brooks Drive, Scarning
Dereham

Minors & Brady



46 Brooks Drive

Scarning, Dereham

Imagine starting your day in a bright, welcoming home where space, light, and comfort flow effortlessly from room to room. This extended four-bedroom detached house in Scarning is ideal for family life, with versatile living areas, a sociable kitchen, and a conservatory that brings the garden inside. With flexible reception rooms, a modern kitchen designed for both cooking and gathering, and ample parking with a detached garage, it's a home that adapts to your lifestyle, whether that's relaxing with family, entertaining friends, or pursuing hobbies. Conveniently close to the town centre, it combines the ease of everyday living with a sense of calm and space, offering a setting you'll be proud to call home.

Agents Notes

Freehold

Connected to all mains services.

Boiler is three years old.





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- Vendors found an onward purchase
- Four-bedroom detached family home in the popular and well-regarded Norfolk village of Scarning, moments away from the town centre
- Extended layout offering versatile living spaces suitable for family life and entertaining
- Spacious living room filled with natural light, featuring sliding doors that open into a conservatory, offering panoramic views of the garden
- Formal dining room providing a dedicated space for meals and social gatherings
- Modern fitted kitchen with a range of wall and base units, work surfaces, built-in oven and hob, and space for appliances
- Dual-aspect reception room with Velux windows, adaptable as a guest room, home office, or hobby space
- Four well-proportioned bedrooms on the first floor, complemented by a family bathroom
- Driveway providing off-road parking and a detached garage for storage options
- Private rear garden with well-maintained lawns, mature planting, meandering paths, and a patio area for everyday enjoyment



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Location

Brooks Drive is a quiet residential street located in the village of Scarning, just north of Dereham in central Norfolk. For everyday shopping, residents can reach Dereham within a short drive, where there are supermarkets, independent shops, cafés, and restaurants. Within Scarning itself, there are local conveniences such as a village store, a post office, and a couple of pubs, giving the village a strong sense of community.

Families in the area have access to Scarning Primary School, which is within walking distance, while older children typically attend secondary schools in Dereham, including Northgate High School. For transport, Brooks Drive is well served by local bus routes connecting the village to Dereham and Norwich. The road also has convenient access to the A47, making commuting straightforward by car.

The lifestyle in this part of Scarning is a mix of village calm and practicality. Residents can enjoy nearby green spaces, quiet lanes for walking and cycling, and a friendly local atmosphere, while still being able to reach Dereham's shops, services, and leisure facilities in minutes. It's a location that balances rural charm with day-to-day convenience.



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Located within a popular residential area of Scarning, this extended four-bedroom detached home offers generous living space with a sense of comfort and versatility. Perfectly suited to family life, it sits just a short distance from the town centre, combining convenience with a peaceful residential atmosphere.

Step through the entrance porch, where practical storage meets welcoming space, and into the heart of the home. The living room is bright and inviting, providing a comfortable hub for everyday living, while sliding doors open into a light-filled conservatory that seamlessly connects to the rear garden. A formal dining room sits alongside the lounge, creating a natural flow for family meals and social gatherings.

The kitchen is thoughtfully designed for modern family life, blending style and practicality. A range of wall and base units provides ample storage, while complementary work surfaces offer generous preparation space. Built-in appliances include an oven and gas hob with extractor, and there's room for a freestanding fridge freezer and washing machine. Tiled splashbacks and vinyl flooring ensure both durability and ease of maintenance, while a window overlooking the garden brings in natural light, making the space feel warm and welcoming. This kitchen isn't just functional, it's the kind of room that encourages cooking, conversation, and everyday life to come together.



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A dual-aspect reception room with Velux windows provides flexible space for a home office, hobby room, or guest accommodation, and a contemporary shower room completes the ground floor.

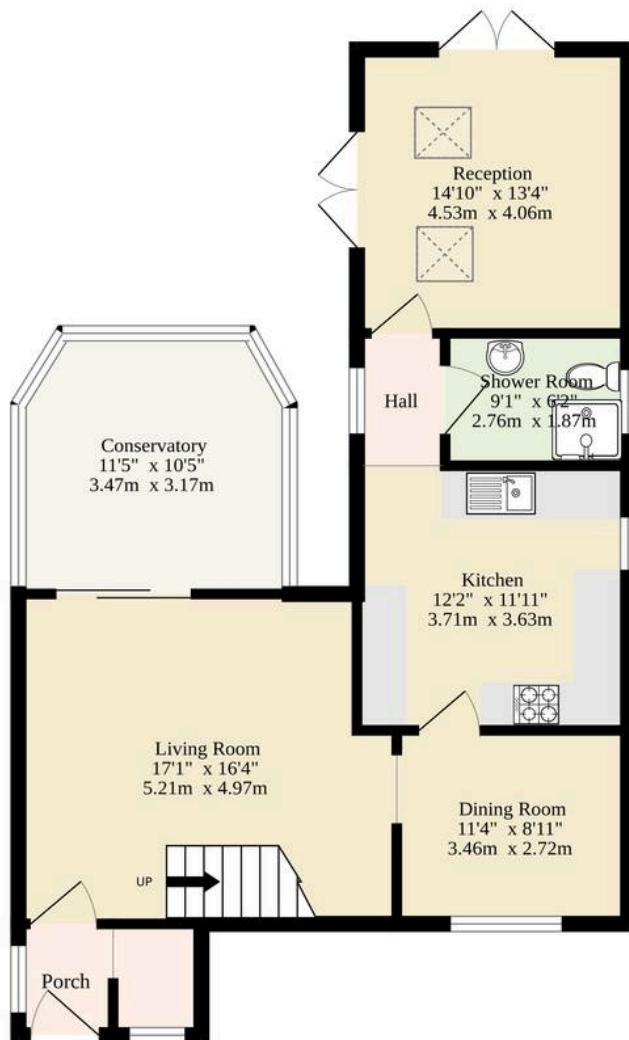
Upstairs, four well-proportioned bedrooms offer versatility for families of all sizes, with a main family bathroom providing a calm retreat at the end of the day. Each room benefits from natural light and adaptable layouts, allowing the home to evolve with your lifestyle.

Outside, the property is approached via a driveway with additional shingle parking, providing ample space for family and visitors, alongside a detached garage. At the rear, a private garden unfolds, thoughtfully planted with a mix of shrubs and greenery. Meandering paths, a patio seating area, and a charming pond create an ideal setting for outdoor entertaining, relaxing, or enjoying the changing seasons.

This home offers a blend of practicality, flexibility, and character, perfectly suited to those seeking a family-friendly lifestyle in a well-regarded part of Norfolk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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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dereham@minorsandbrady.co.uk

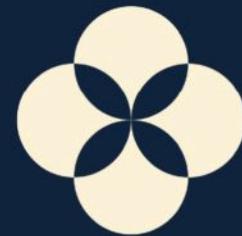


01362 700820



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