



20 Grove Close, Scarning

Dereham



Minors & Brady

# 20 Grove Close

Scarning, Dereham

This modern terrace house is situated in the popular village of Scarning, on the edge of Dereham, with easy access to the A47. The property features a bright lounge with front-facing windows and a practical kitchen/breakfast room with fitted units and space for appliances. A light-filled conservatory opens onto the rear garden, creating a flexible space for dining or relaxing. Upstairs, there are three bedrooms, each with a window overlooking the front or rear, and a family bathroom with a bath and mixer shower. Loft access and a built-in cupboard housing the boiler provide extra storage and convenience. Outside, the front garden offers off-road parking for two vehicles, while the rear garden includes a lawn, paved seating areas, and a shed. Gas central heating and UPVC double glazing ensure comfort throughout this well-maintained home.

- Modern terrace house in the popular village of Scarning
- Bright lounge with front-facing window and staircase to first floor
- Fitted kitchen/breakfast room with space for appliances
- Light-filled conservatory opening onto the rear garden
- Three bedrooms on the first floor
- Family bathroom with bath and mixer shower
- Loft access and built-in cupboard for storage
- Rear garden with lawn, paved seating areas, shed, and secure fencing
- Front garden providing off-road parking for two vehicles
- Gas central heating and UPVC double glazing throughout





M&B

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Scarning, Dereham

## The Location

Grove Close lies in the peaceful Norfolk town of Dereham, and roughly seventeen miles from the city of Norwich. For day-to-day shopping, Dereham itself offers multiple stores, a post office, and a surgery, alongside a full range of supermarkets, high-street chains, cafés, pubs, and a weekly market.

Families are well served by Dereham Primary School, which enjoys a strong community reputation, and by nurseries and pre-schools within the town. 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. 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.



# 20 Grove Close

Scarning, Dereham

## Grove Close, Scarning

This well-presented terrace house is located in the popular village of Scarning, on the edge of Dereham, with easy access to the A47 and Norwich. The property offers a practical layout, off-road parking, and a private rear garden, making it ideal for families or first-time buyers.

The house opens into a bright entrance porch leading to a comfortable lounge with a front-facing window and stairs to the first floor. The kitchen/breakfast room is fitted with a good range of units, work surfaces, and integrated oven with ceramic hob, and has space for essential appliances. From the kitchen, a conservatory opens onto the rear garden, providing a pleasant spot for dining or relaxing.

Upstairs, there are three bedrooms and a family bathroom with bath and mixer shower. The property also features loft access and built-in storage.

Outside, the front garden provides off-road parking for two cars, while the rear garden is laid mainly to lawn with paved seating areas, a wooden shed, and secure fencing and hedging for privacy.

With gas central heating, UPVC double glazing, and a convenient location close to Dereham's shops, schools, and amenities, this home offers a comfortable and practical living space.

## Agents Note

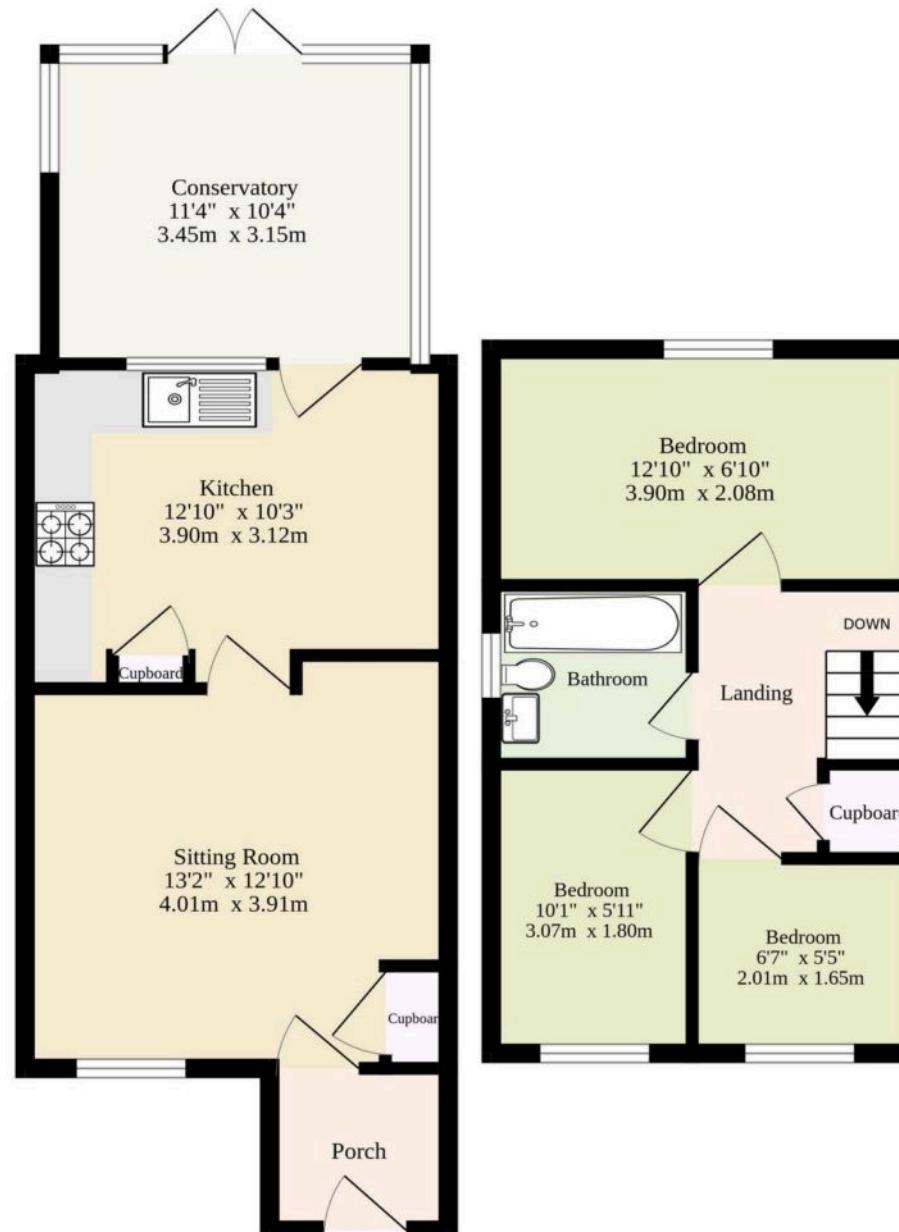
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



Ground Floor  
438 sq.ft. (40.7 sq.m.) approx.

1st Floor  
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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## Minors & Brady

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