



36 Hawthorn Drive, Scarning

Dereham



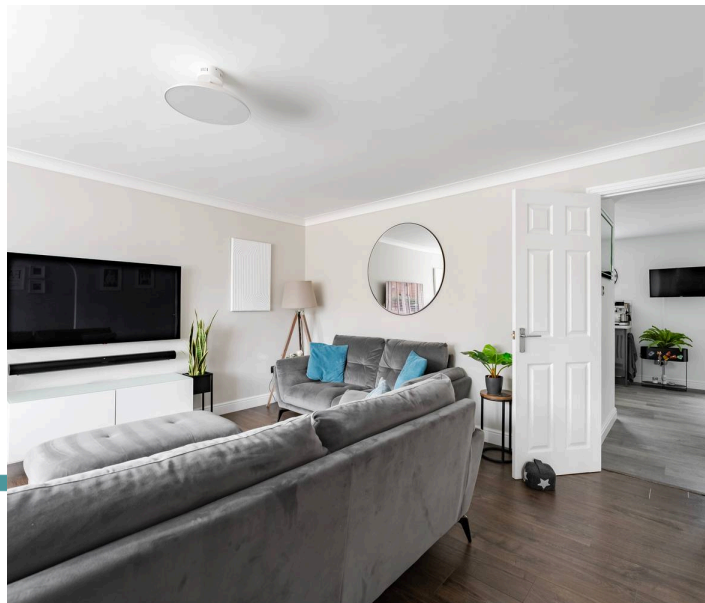
Minors & Brady

## 36 Hawthorn Drive

Scarning, Dereham

Situated within a popular residential development in Scarning, this immaculately presented four-bedroom detached home offers spacious and modern accommodation ideally suited to contemporary family life.

Beautifully maintained throughout, the property combines generous living space with stylish interiors, a well-designed layout and a private rear garden, creating a home that is ready to move straight into. With an impressive open-plan kitchen diner, multiple reception rooms, four bedrooms and excellent parking provision, this is a property that caters effortlessly to both everyday family living and entertaining.



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# 36 Hawthorn Drive

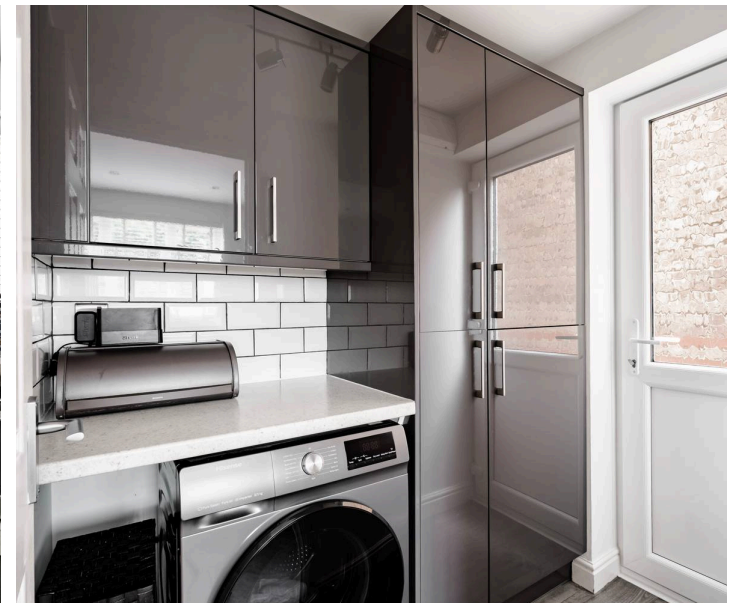
Scarning, Dereham

- Immaculately presented four bedroom detached family home within a popular residential development in Scarning
- Stunning 22ft open-plan kitchen and dining room, creating a superb social hub for modern family living
- Spacious dual-aspect lounge complemented by a separate formal dining room, offering excellent versatility
- Principal bedroom benefitting from a contemporary ensuite shower room
- Three further well-proportioned bedrooms, ideal for family life, guests or home working
- Stylish family bathroom alongside a convenient ground floor cloakroom and separate utility room
- Beautifully maintained and modernised throughout with bright, neutral décor and quality finishes
- Generous enclosed rear garden featuring lawn and patio areas, perfect for outdoor entertaining and family enjoyment
- Situated close to local amenities, schooling and transport links, with easy access to Dereham town centre and surrounding countryside

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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# 36 Hawthorn Drive

Scarning, Dereham

## Location

Situated within the sought-after village of Scarning, Hawthorn Drive enjoys a convenient setting on the edge of Dereham, combining a village atmosphere with excellent access to local amenities. Scarning benefits from a primary school, village hall, and recreational facilities, while the nearby market town of Dereham offers a wider range of supermarkets, independent shops, cafés, restaurants, healthcare services, and leisure facilities.

The area is well connected via the A47, providing straightforward access to Norwich, King's Lynn, and surrounding Norfolk villages. Surrounded by countryside, residents can enjoy a variety of walking routes and green open spaces, while nearby attractions such as the Mid Norfolk Railway add to the area's appeal. This location offers the benefit of a peaceful residential setting while remaining close to everything needed for day-to-day living.

## Hawthorn Drive, Scarning

Stepping inside, the entrance hall provides a welcoming introduction to the home and leads through to the principal living areas. Positioned to the front, the lounge is a bright and comfortable reception room, enhanced by a bay window that allows natural light to flood the space.



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# 36 Hawthorn Drive

Scarning, Dereham

Across the hall, a separate dining room offers flexibility for formal dining, family gatherings or an additional reception area depending on individual requirements.

To the rear of the property, the impressive kitchen diner forms the heart of the home. Extending to over 22ft in length, this superb open-plan space provides ample room for cooking, dining and socialising. The kitchen is fitted with a range of contemporary units and generous worktop space, while the dining area enjoys direct access to the rear garden through French doors, creating an excellent connection between the indoor and outdoor living spaces. A separate utility room offers additional practicality, providing space for laundry appliances and further storage, while a ground floor cloakroom completes the downstairs accommodation.

The first floor continues to impress with four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own ensuite shower room, providing a private retreat for the homeowner. The remaining three bedrooms are served by a modern family bathroom fitted with a bath, wash basin and WC, ensuring the property is well equipped for family living.

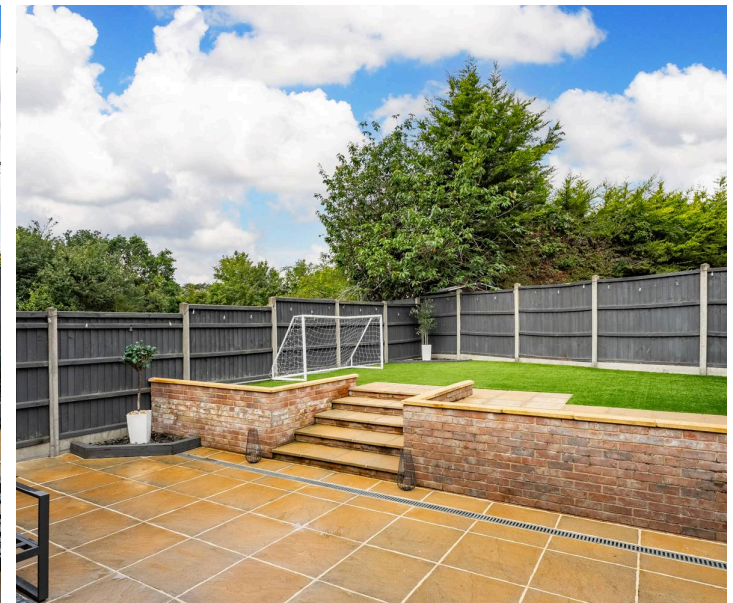


## 36 Hawthorn Drive

Scarning, Dereham

Outside, the property enjoys a generous enclosed rear garden that has been thoughtfully landscaped to provide both lawn and patio areas. Whether entertaining guests, enjoying family time or simply relaxing outdoors, the garden offers a versatile and attractive setting. To the front, a driveway provides off-road parking for added convenience.

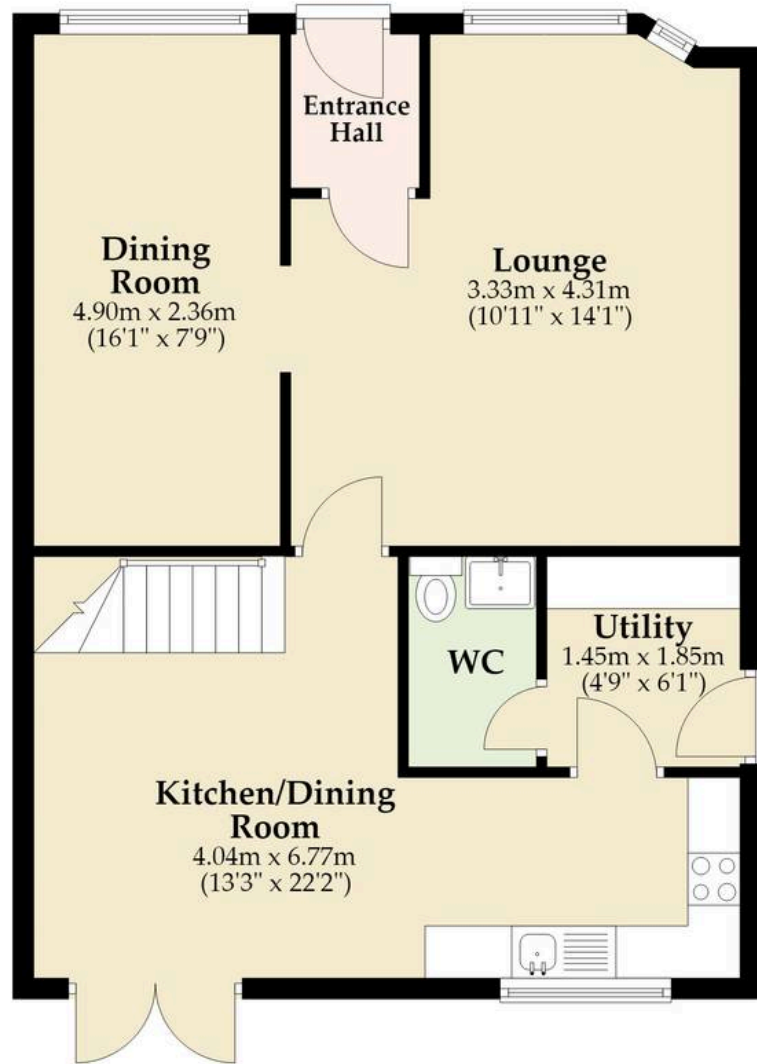
Combining spacious accommodation, modern presentation and a sought-after village location, this impressive detached home presents a fantastic opportunity for families looking to enjoy comfortable and convenient living within easy reach of Dereham, local amenities and surrounding countryside.



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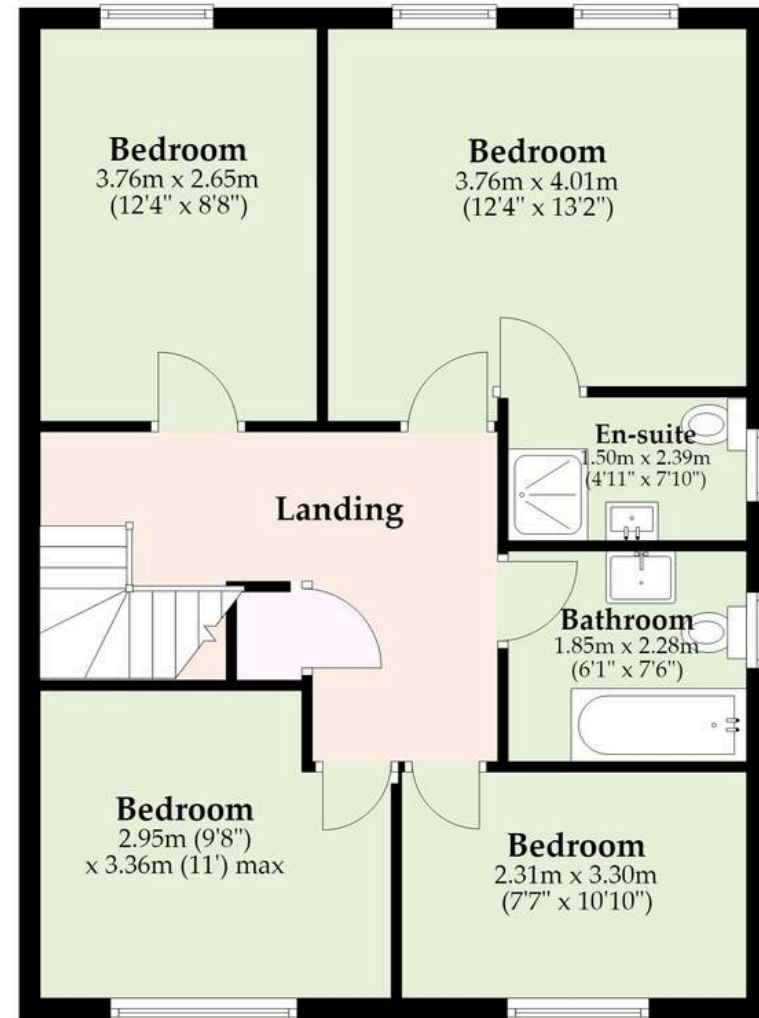
## Ground Floor

Approx. 59.9 sq. metres (645.0 sq. feet)



## First Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



Total area: approx. 123.5 sq. metres (1329.8 sq. feet)

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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.

Plan produced using PlanUp.

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