



1 Mayfair, Scarning

Minors & Brady

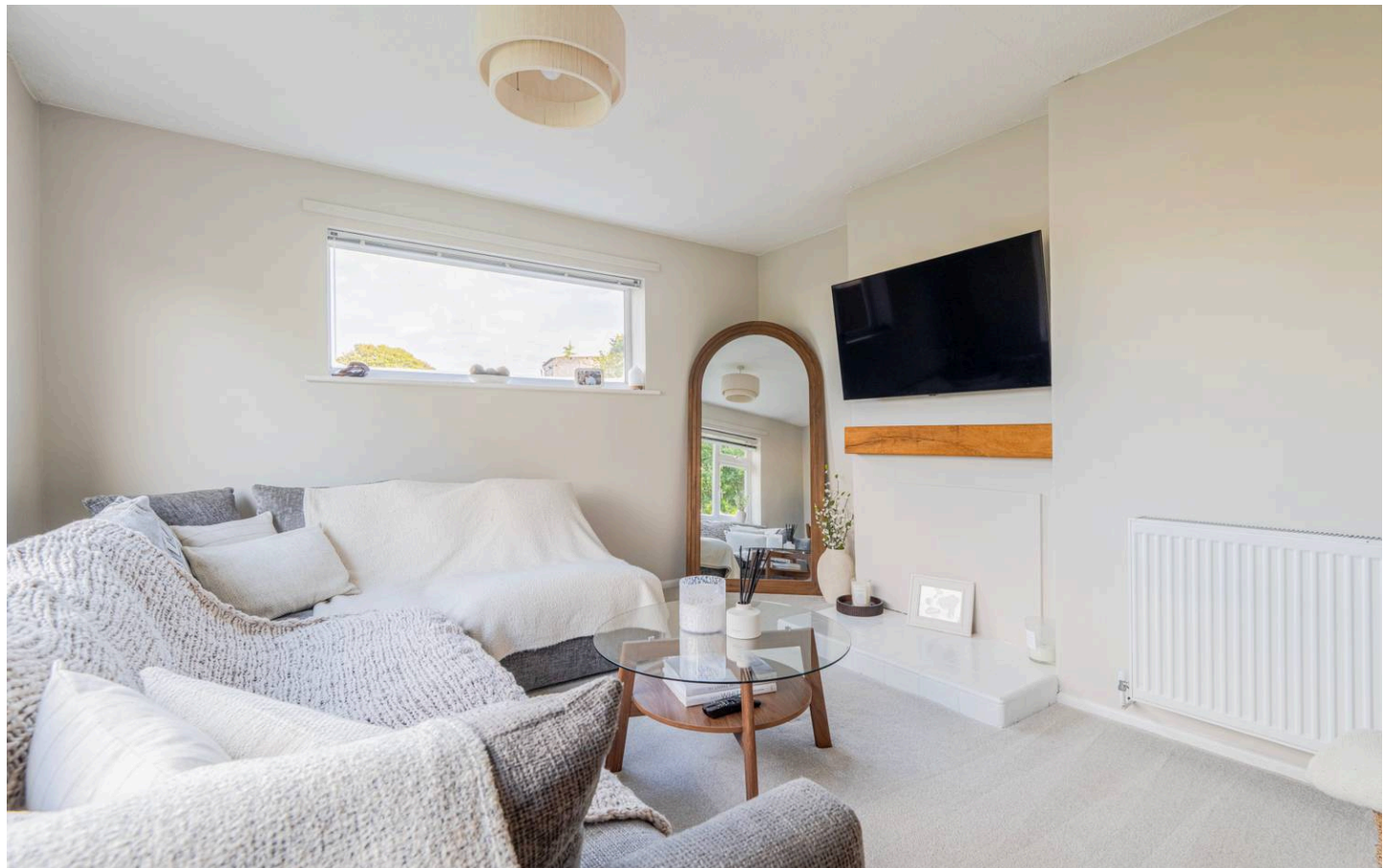


1 Mayfair

Scarning, Dereham

Bright and spacious semi-detached bungalow occupying a generous plot with modern upgrades throughout. Set on a substantial plot, this well-presented semi-detached bungalow offers light-filled and practical single-storey living, enhanced by a recently installed boiler, upgraded oil-fired heating system and a stylish modern shower room. A standout feature is the dual-aspect sitting room, creating a bright and welcoming space, while the kitchen/dining room and separate utility area provide excellent day-to-day functionality. Two comfortable bedrooms, built-in storage and neutral décor throughout contribute to the home's move-in-ready appeal and versatile layout. Outside, the property benefits from off-road parking, extensive gardens and a useful side area, offering plenty of space to enjoy, garden or further personalise. Combining generous outdoor space, modern improvements and a bright, airy interior, this attractive bungalow is ideally suited to downsizers, first-time buyers and those seeking peaceful single-level living.

- Well-presented semi-detached bungalow occupying a generous plot within a popular residential setting
- Bright and airy accommodation throughout, enhanced by neutral décor and an abundance of natural light
- Spacious dual-aspect sitting room providing an inviting environment for both relaxation and entertaining
- Well-equipped kitchen/dining room offering practical day-to-day living with ample storage and workspace
- Separate utility room providing valuable additional storage and dedicated space for household appliances
- Two well-proportioned bedrooms, including a principal bedroom benefiting from built-in storage



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The Location

Mayfair enjoys a convenient position within the popular market town of Dereham, offering the perfect balance of peaceful residential living and easy access to everyday amenities. A particular highlight of the location is its proximity to the town centre, with a wide range of shops, supermarkets, cafés, restaurants and essential services all within easy reach, making day-to-day living both practical and convenient.

Dereham is a thriving Norfolk market town that continues to grow in popularity thanks to its excellent range of facilities.

Families are particularly well catered for, with a selection of well-regarded schools serving a variety of age groups located within and around the town. Dereham has long been regarded as an attractive choice for families seeking access to education alongside excellent local amenities, recreational facilities and green spaces.

For those who enjoy the outdoors, the town is surrounded by attractive Norfolk countryside, with numerous walking routes, woodland trails and recreational opportunities nearby. Neatherd Moor, one of the area's most valued open spaces, is within easy reach and remains popular with walkers, runners, dog owners and nature enthusiasts throughout the year.

The town also benefits from excellent transport connections, with easy access to Norwich, Swaffham, King's Lynn and the wider Norfolk region via the A47. Regular bus services operate to surrounding towns and villages, making the area convenient for commuters and those wishing to explore the county.



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Set on a generous plot within a popular residential setting, this well-maintained semi-detached bungalow offers bright and practical single-storey living, complemented by recent improvements including a new boiler, upgraded oil-fired heating system and a modern shower room. Decorated in light, neutral tones throughout, the property provides a welcoming and airy feel, making it an ideal choice for a wide range of buyers, from downsizers to those seeking manageable accommodation with excellent outdoor space.

Stepping inside, a central hallway connects the accommodation and immediately highlights the property's well-planned layout. Natural light flows throughout the home, enhancing the sense of space and creating a bright atmosphere in every room.

The generously proportioned sitting room is a particular highlight, benefiting from a dual-aspect design that allows light to enter from multiple directions. Comfortable and inviting, this reception space offers ample room for both relaxation and entertaining, while enjoying pleasant views over the surrounding gardens.

Positioned towards the rear of the property, the kitchen/dining room provides a sociable and practical environment for everyday living. Fitted with a range of storage units and work surfaces, the room offers space for dining while maintaining excellent functionality. Adjoining the kitchen is a useful utility area, providing additional storage, appliance space and helping to keep the main living areas uncluttered.



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The bungalow offers two well-proportioned bedrooms, both enjoying a pleasant outlook and flexibility for a variety of uses. The principal bedroom benefits from built-in storage, while further storage solutions can be found throughout the home, adding to its practicality. A recently updated shower room serves the accommodation and has been finished in a modern style, providing a fresh and contemporary feel.

Externally, the property continues to impress with an excellent plot size. A private driveway provides valuable off-road parking, while the surrounding outdoor space offers tremendous potential for keen gardeners, families or those simply looking to enjoy the outdoors. The rear garden is particularly generous, predominantly laid to lawn and offering plenty of room for seating areas, planting schemes or future landscaping projects.

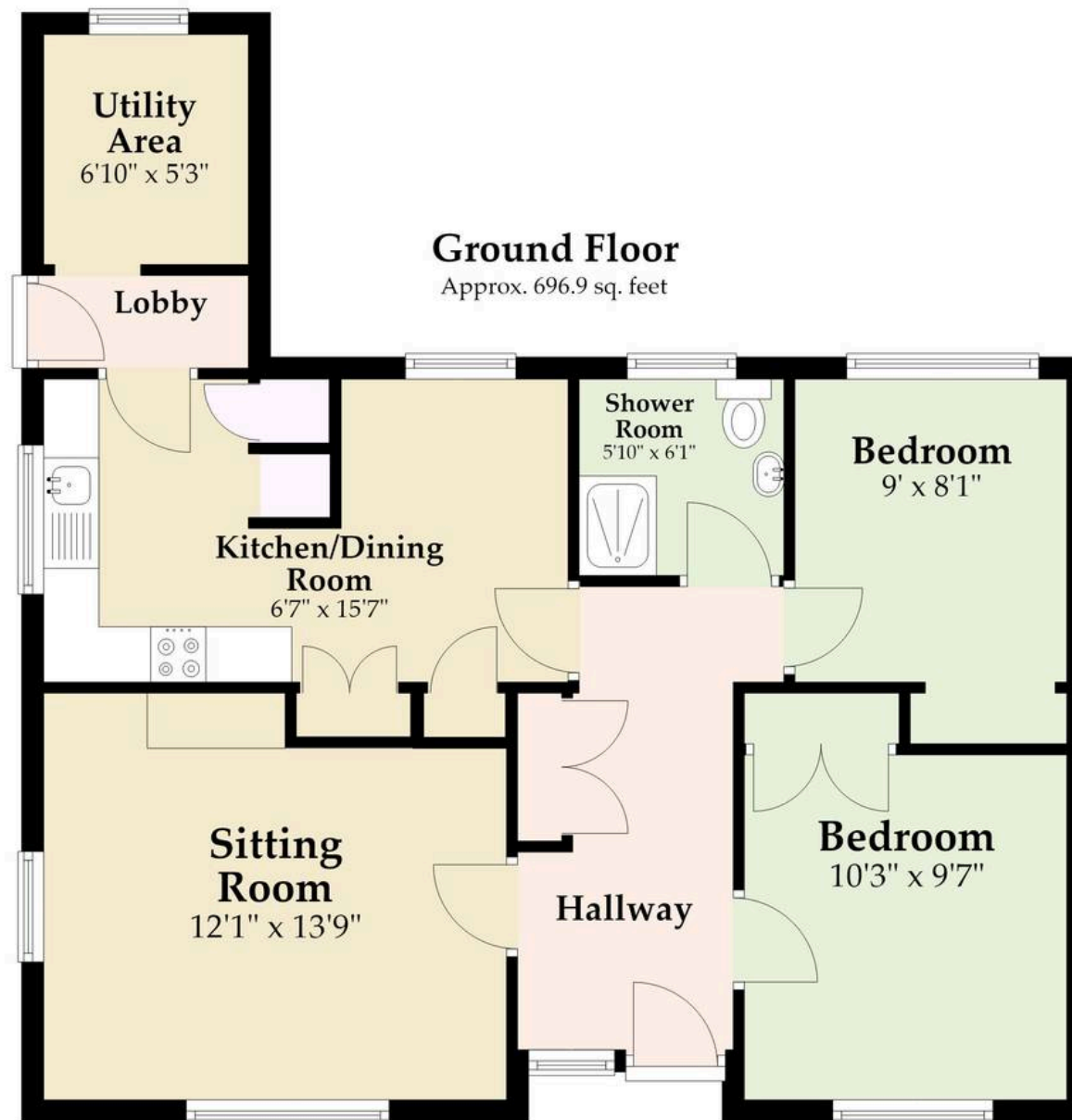
In addition to the main garden, a useful side area further enhances the outdoor space, providing additional storage opportunities, garden access or scope for a variety of uses depending on individual requirements.

Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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Total area: approx. 696.9 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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