

SOWERBYS

Norfolk Property Specialists



10 Michaels Court

Scarning, Dereham, Norfolk, NR19 2NL

£210,000 No Onward Chain



Viewing by appointment with our

Dereham Office 01362 693591 or dereham@sowerbys.com



10 MICHAELS COURT

Nestled in a secluded and peaceful private cul-de-sac location and within walking distance to Dereham town centre, you will find this immaculately presented, modern, two bedroom home. Featuring an excellent degree of curb appeal and charm, offered to the market with no onward chain this stunning property would be ideal for first time buyers, downsizers or investors alike, with well appointed accommodation arranged over two floors.

The property is approached via a good sized shingled driveway, providing ample parking for approximately three vehicles, also with a paved pathway leading to the front door.

Upon entering the property, you will discover a wonderfully light and airy open-plan living space, which features a fireplace with inset woodburning stove, tiled flooring and an exceptional level of décor which continues throughout. Moving towards the rear of the property, there is a well appointed kitchen/dining room, with a modern fitted kitchen, integrated appliances and french doors leading out to the rear garden. To complete the ground floor accommodation is a spacious cloakroom with WC.

To the first floor a good sized landing grants access to two double bedrooms, each with built-in wardrobe/storage cupboards and a well presented family bathroom.

The rear garden is fully enclosed by fencing and is mainly laid to lawn with a pleasant patio area, timber shed and gated access to the rear. Enjoying a wonderful south-westerly aspect, it is the perfect setting for alfresco dining!



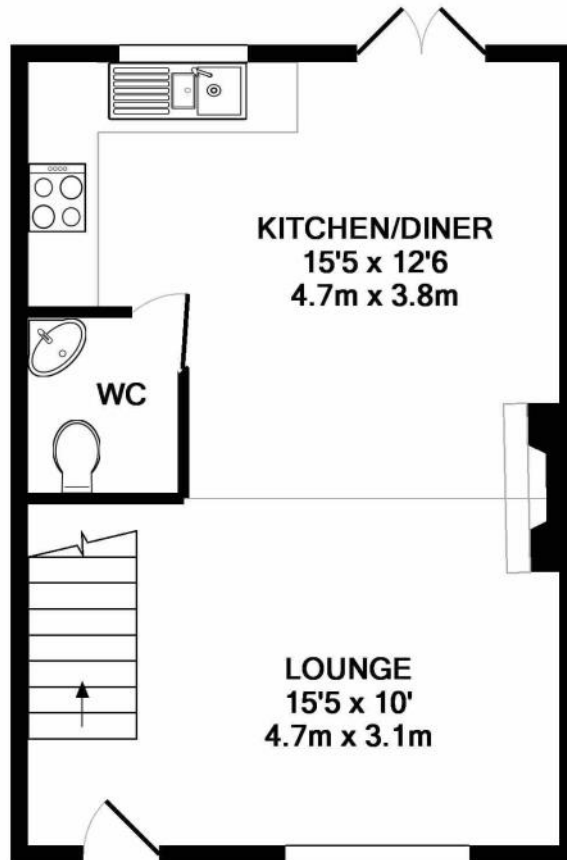
KEY FEATURES

- Immaculately Presented Mid Terraced Home
- Private Cul-De-Sac Location
- Two Double Bedrooms with Built-In Wardrobes
- Open-Plan Kitchen/Dining/Living Room
- Enclosed Rear Garden with Patio and Shed
- Ample Off-Road Parking
- Non-Estate Position Close to Town
- No Onward Chain

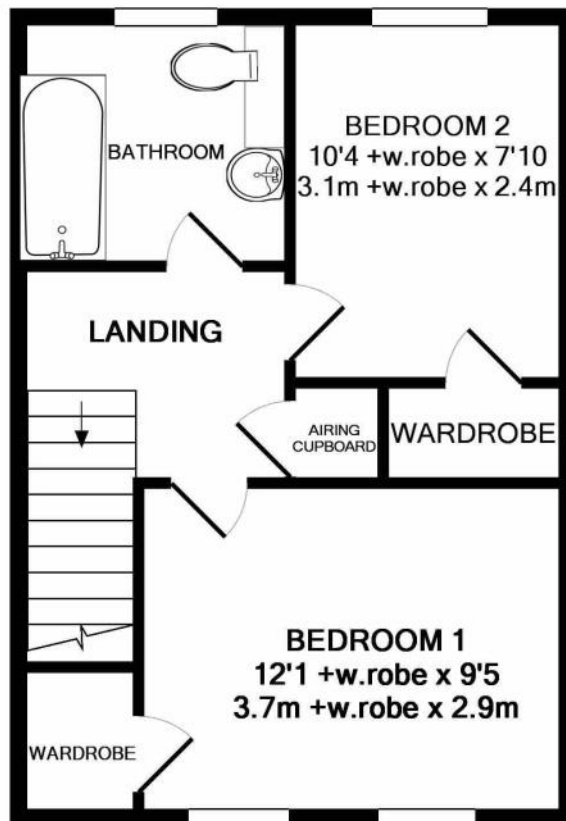








GROUND FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

The popular village of Scarning, near Dereham, is within easy access of the town. There is a local primary school in the village as well as recreational grounds. The village of Scarning also has a village hall and church, with Dereham having a weekly market as well as a wide variety of shops, two secondary schools, a cinema and leisure centre. Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow. Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the City. Norwich has an international airport and a mainline rail link to Liverpool Street, London.

SERVICES CONNECTED

Mains electricity, water, drainage and gas central heating. Telephone, broadband and Sky connected.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 8845-7332-3290-9366-1926

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Dereham Office:
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