

THE STORY OF

6 The Watlings

Scarning, Norfolk

SOWERBYS

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Scarning, Norfolk
NR19 2LW



Three Bedroom Link Detached Bungalow

Three Reception Rooms

Large Rear Garden

Stunning Far Reaching Norfolk Countryside Views

Desirable Village Location

Bathroom and Separate Cloakroom WC

Driveway and Integral Garage

Oil Fired Radiator Central Heating
and Double Glazed Windows



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“...with a little love and imagination the property could become a wonderful home for its next owner.”

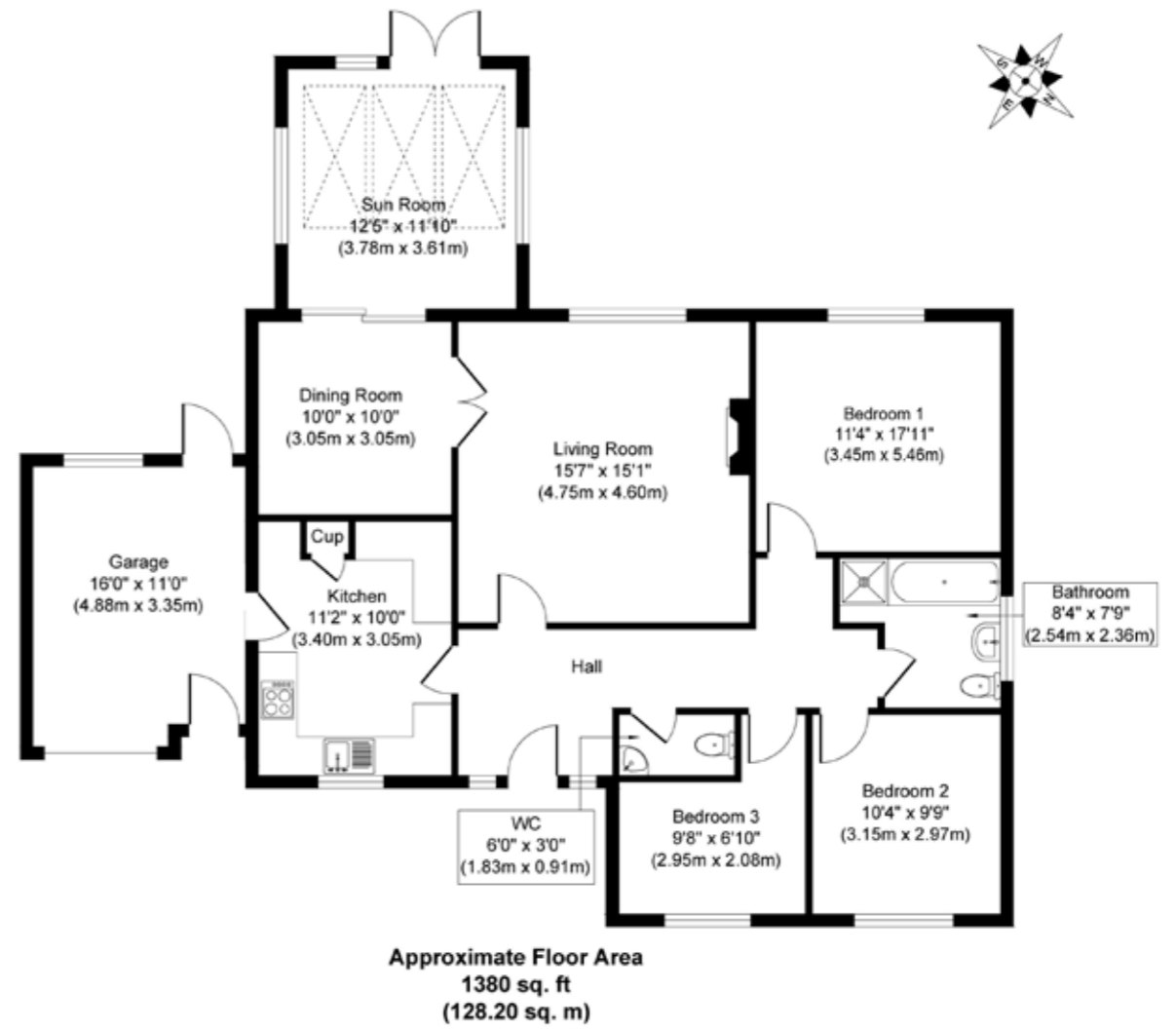
Located in the desirable village of Scarning, 6 The Watlings is a spacious, three bedroom, link-detached bungalow. Whilst the internal accommodation could benefit from a small amount of modernisation, the property offers huge potential, with three well-proportioned reception rooms, bathroom and separate cloakroom, and a wonderful rear garden with far reaching Norfolk countryside views.

Entering the property you arrive into the warm and welcoming hallway, off which all the primary rooms lead. The good-sized kitchen has access into the garage, perfect for rainy days when returning home from the greengrocers. The living

room and dining room are to the rear of the property and, due to their proximity to the kitchen, it would be possible to open up all three rooms (subject to the relevant permissions) to create a modern open plan layout that would benefit from views of the garden and the far-reaching countryside beyond. The property's wonderful sunroom has been thoroughly enjoyed by previous owners, enabling them to have a sense of being outside throughout the year.

To the northern side of the bungalow are the sleeping quarters, with two generous double rooms and a large single. The three bedrooms share the family bathroom with a separate WC too.





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



The generous rear garden enjoys a south-westerly aspect and is mainly lawned, with several mature trees and shrubs. A peaceful spot, it's the perfect place to take in the delightful countryside views to the rear.



Whilst the property needs a little love, it's been well maintained and with a little work and imagination the next owner could create a really wonderful home in a lovely part of Norfolk.





ALL THE REASONS
Scarning
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



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.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from Sowerbys



Field view to the rear of the property

"...the countryside views from the garden are wonderful."

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9037-9724-3200-0820-5222

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.

TENURE

Freehold.

LOCATION

What3words: ///salaried.corrects.incensed

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