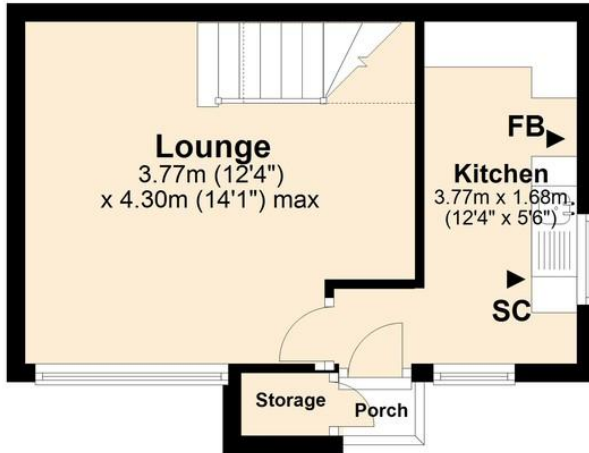


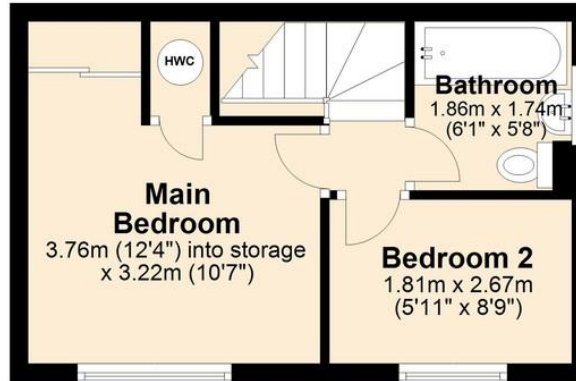
Ground Floor

Approx. 22.9 sq. metres (246.7 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



Total area: approx. 45.5 sq. metres (489.7 sq. feet)

OUTSIDE

The property enjoys a cul de sac position in the village of Scarning and is fronted by 2 side-by-side off-road parking spaces. A wooden gate within the mature hedging leads through from the driveway to the approx. 20' x 20' max. front garden which features an area of lawn and patio.

DIRECTIONS

Leave Dereham via Swaffham Road, B1146 towards Scarning. Turn left into Draytonhall Lane, then take the second left onto Welden Lane. Turn left into Bluebell Close, where the property can then be found on the right-hand side.

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

A

Energy Efficiency Rating Current D 57 Potential B 91

01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Boasting a cul de sac location, this 2 bedroom property is situated in the popular village of Scarning. Ideally positioned for the A47 and Dereham town centre, accommodation includes a practical kitchen and 14'1 lounge, whilst outside provides 2 side-by-side off-road parking spaces, plus front garden - call now to view!

Bluebell Close

Scarning | Dereham | Norfolk | NR19 2UQ

£750 pcm

2 bedroom property enjoying a cul de sac location on the outskirts of Dereham

Ideally positioned for the A47 and Dereham town centre

2 first floor bedrooms including storage to the main bedroom

Practical dual aspect kitchen with porch access

14'1 lounge featuring the staircase to the first floor

First floor family bathroom with 3-piece suite and mixer tap over bath

Electric heating and double glazing

2 side-by-side off-road parking spaces to the front

An area of lawn and patio to the front of the property

Available early December 2023!

