



Minors & Brady

31 Sedge Road, Scarning

Guide Price £350,000-£375,000

31 Sedge Road

Scarning, Dereham

GUIDE PRICE £350,000 - £375,000 Immerse yourself in contemporary living at this impressive four-bedroom detached property in Scarning. The ground floor offers seamless flow, featuring a spacious living room, dedicated dining room and a modern kitchen with an island, blending style and functionality effortlessly. Upstairs, the generously sized bedrooms, including a master with ensuite, provide comfort, while the rear patio, lawned garden, wooden pergola and large shed create a serene outdoor retreat. With ample off-road parking, this home combines convenience, style, and practicality for a truly exceptional living experience.

LOCATION

Within walking a short drive into town centre, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.

AGENTS NOTE

Minors and Brady understand that the property will be sold freehold and is connected to the mains electricity, gas, water and drainage along with double glazing throughout. Council Tax Band D



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THE PROPERTY

Step into luxury and contemporary living with this impressive four-bedroom detached property in Scarning. Enter through the welcoming entrance hallway that grants access to all ground floor rooms, ensuring convenience in every step. The ground floor boasts an added convenience with a well-appointed WC. Enjoy a spacious living room with plush carpeting underfoot, providing an ideal setting for relaxation and entertainment. The ample space allows for versatile furniture arrangements. The property features a dedicated dining room, perfect for both everyday meals and special gatherings. The modern kitchen offers ample cupboard space, enhancing both style and functionality. An island space provides an ideal spot for casual meals. Accessible from the kitchen, the utility room is designed for additional appliances and laundry needs, ensuring practicality meets style. The ground floor offers convenient access to the double garage, providing an ideal space for storage and securing your vehicles.



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Ascend to the upper floor of this Scarning property to discover four generously sized bedrooms, each providing ample space for comfort and relaxation. The master bedroom stands out with its spacious layout, accommodating a large bed and featuring built-in storage for practicality. Indulge in the added luxury of an ensuite shower room, providing a private and convenient retreat. The remaining three bedrooms on the upper floor are versatile spaces that can adapt to your evolving needs. These



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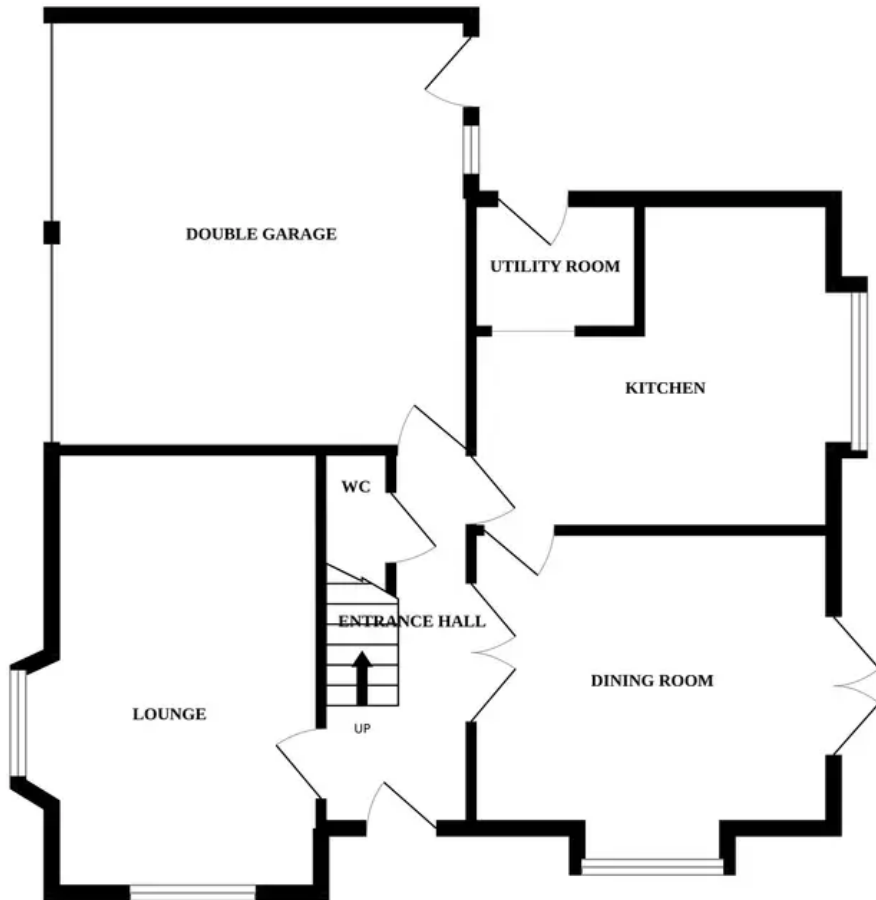
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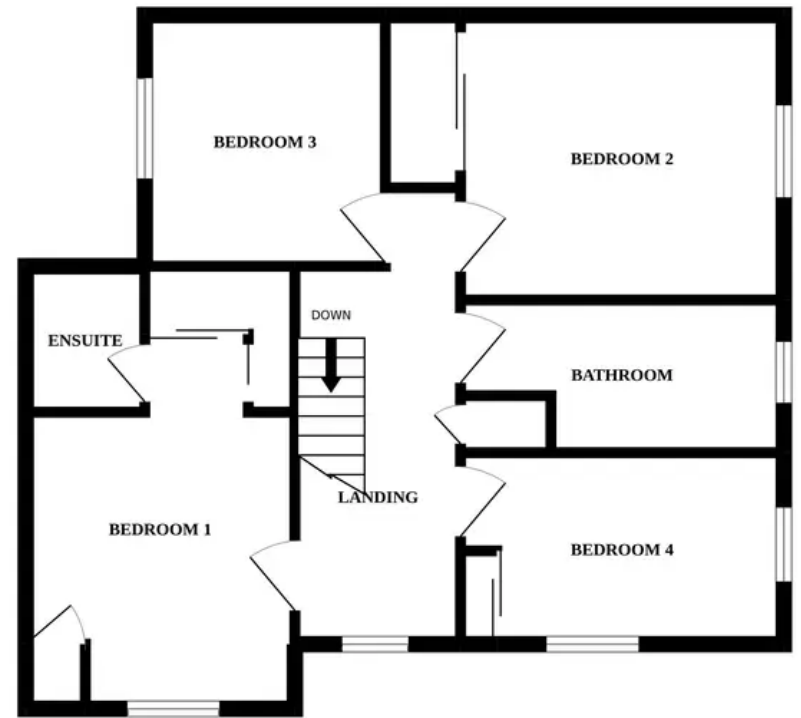
To the rear of this Scarning property, features a patio area that seamlessly transitions into a lawned garden. A wooden pergola adds a touch of elegance, creating an inviting space for outdoor gatherings and relaxation. The large wooden shed provides practical storage solutions, ensuring a well-organised and tidy outdoor environment. At the front of the property, you'll find a practical and welcoming space designed for convenience. Ample off-road parking space is available, providing hassle-free parking for multiple vehicles.



GROUND FLOOR



1ST FLOOR



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.
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