



THE STORY OF

Pear Tree House

Scarning, Norfolk

SOWERBYS

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Pear Tree House

1 Kestrel Close, Scarning, Norfolk
NR19 2GU



Detached Family Home.

Spanning More Than 1,600 sq. ft.

Four Bedrooms

Family Bathroom and Private En-Suite

Off-Road Parking and Single Garage

Countryside Views

Recently Extended Kitchen/Dinning Room

Electric Car Charger



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“A home where comfortable living is blended with cool styling.”

Step into the lap of luxury within the confines of an exclusive cul-de-sac, where a blend of comfortable living is fused with cool styling. This substantial four-bedroom detached home has been recently updated throughout and is now ready for its next custodian.

With an expansive 1,691 sq. ft. of thoughtfully presented space, this property is a sanctuary for family values and being all together under the one roof.

The heart of the home is a sprawling kitchen/dining room which has been

recently extended to rear. The space provides the perfect canvas for cooking up a storm and joyful family gatherings. To the front of the property is large living room, flooded with natural light, creating an atmosphere of relaxation and serenity.

Beyond the common spaces, discover the versatility of this residence. A dedicated study beckons for those that work from home but could easily be used as a play room and hide away children's toys. The ground floor also benefits from a downstairs W/C.





Upstairs we find four bedrooms, three of which are substantial doubles and the fourth a very good-sized single bedroom. The two rear bedrooms have the added benefit of superb countryside views, whilst the principal bedroom benefits from a modern private en-suite. The other three rooms share the family bathroom, which has been recently modernised, creating a space to sneak off to, relax and enjoy some time to unwind.

To the front of the property we find off-road parking, electric car charger and a single garage which adds an exclusive touch, ensuring convenience without compromising on elegance.

Step into the fully enclosed rear garden, meticulously landscaped to create a private oasis for intimate family moments or stylish outdoor entertaining. The rear decking is family favourite and many barbecues have been shared whilst catching the last few glimpses of the evening sun.

In this haven of exclusivity, every detail is a testament to a commitment to quality living. Elevate your lifestyle in luxury with refined living which defines this exceptional property and could make for your dream home...





First Floor
Approximate Floor Area
678 sq. ft
(62.98 sq. m)



Outbuilding
Approximate Floor Area
120 sq. ft
(11.14 sq. m)

Ground Floor
Approximate Floor Area
1013 sq. ft
(94.11 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 or tenant. 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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ALL THE REASONS
Dereham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



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.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, 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



“Dereham has a great range of amenities and living on the outskirts of town is a perfect blend.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///mainly.spire.remind

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