



THE STORY OF

Mulberry

Scarning, Norfolk

SOWERBYS



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Mulberry

Podmore Lane, Scarning, Norfolk
NR19 2NS

Approximately 1/4 Acre Plot (STMS)

Triple Garage and Off Road Parking

Underfloor Heating Throughout
and Air Source Heat Pump

Three Double Bedrooms, Fitted
Wardrobes to Principal Bedroom

En-Suite, Family Bathroom and WC

Built in 2023 - Remaining Warranty in Place

Spacious Open Plan Kitchen/Dining/
Living Space Overlooking Garden

Easy Access to A47 and Dereham Town Centre

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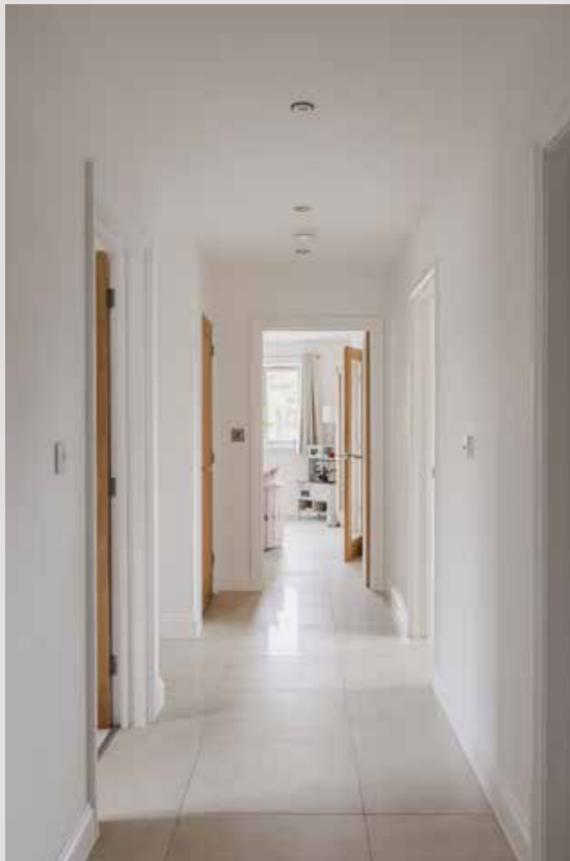
Completed in 2023, Mulberry is a modern, detached bungalow set in an approximate quarter acre plot (STMS) in the well-served Norfolk village of Scarning. Designed with contemporary living in mind, the property offers a practical layout, energy-efficiency and generous outdoor space.

At the heart of the home is a spacious open-plan kitchen, dining and living area, positioned to take full advantage of the garden outlook. This central living space provides flexibility for both day-to-day living and entertaining, with direct access to the outside creating a natural connection between indoor and outdoor areas. The overall design focuses on simplicity, light and usability rather than formality. The three double bedrooms include a principal bedroom with fitted wardrobes and its own en-suite. A separate family bathroom and additional WC provide convenience for both residents and guests, supporting a practical and comfortable lifestyle.

Energy efficiency is a key feature, with underfloor heating throughout powered by an air source heat pump. This modern system not only enhances comfort but also contributes to lower running costs and improved environmental performance. The property also benefits from the remainder of its structural warranty, offering reassurance for future ownership.

Externally, the plot extends to approximately a quarter of an acre (STMS), providing ample space for gardening, outdoor entertaining or potential further landscaping. A triple garage and extensive off-road parking add significant practicality, ideal for storage, workshop space or multiple vehicle capacity.

Positioned for convenience, there's easy access to the A47, connecting to Norwich, King's Lynn and beyond, while Dereham town centre is just a short distance away. Mulberry represents a modern, efficient and well-located home with space, flexibility and long-term appeal.



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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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from Sowerbys



“The quarter acre plot provides ample space for gardening or entertaining, and the triple garage adds a significant practical aspect.”



SERVICES CONNECTED

Mains electricity and water. Drainage to treatment plant. Heating via air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 2583-3028-6306-2827-0204

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: ///steroids.mysteries.predict

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SOWERBYS

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