



## 20 Harry Blunt Way, Scarning

Guide Price £260,000 - £270,000

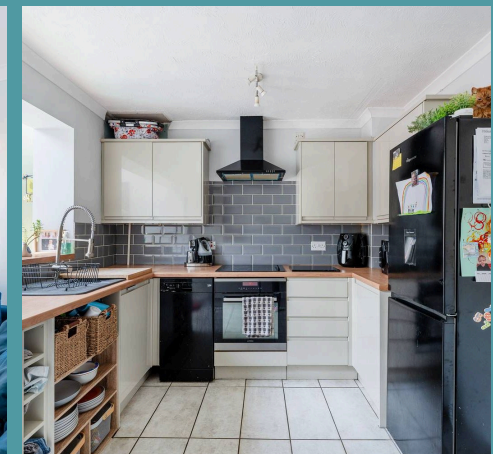
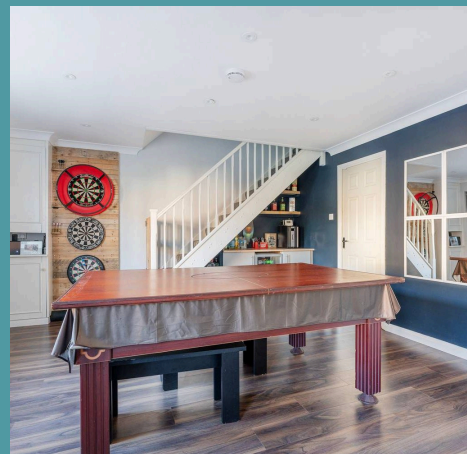
# 20 Harry Blunt Way

Scarning, Dereham

Introducing this semi-detached residence in the village of Scarning, with flexible and spacious accommodation that effortlessly adapts to your lifestyle. Showcasing a large reception room, an open-plan kitchen/dining room, three bedrooms and a maintained garden, designed for hosting summer occasions. If you are a first time buyer looking for a home with no renovation required, or a small family requiring a comfortable and convenient living space, don't miss the chance to make this property your home.

## Location

Scarning is a small, peaceful village located in the district of Breckland in Norfolk. The village offers a charming rural setting, with a mix of traditional cottages and modern homes. Its location in the NR29 postcode area means it is close to both the scenic Norfolk Broads and larger towns like Dereham, which provides more extensive amenities and services. The surrounding countryside is perfect for nature lovers, offering plenty of walking and cycling opportunities. The village itself is tranquil, making it an ideal location for those seeking a quiet, countryside lifestyle while still being accessible to other regional attractions and conveniences.





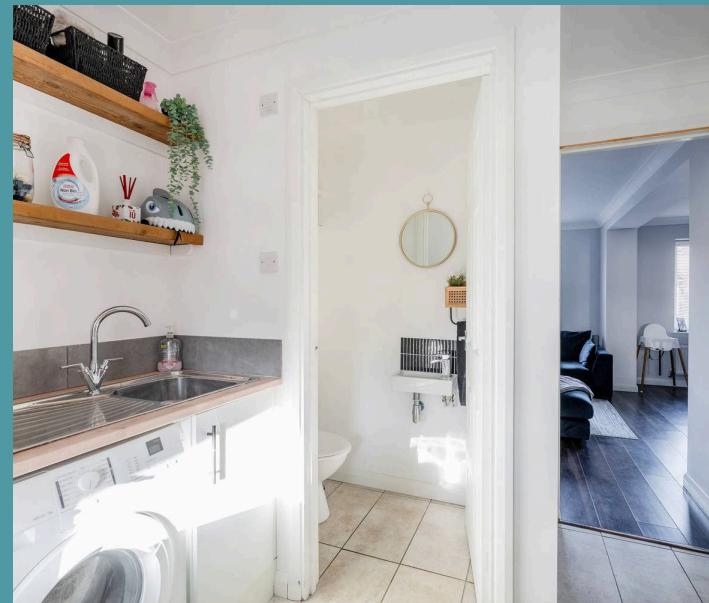
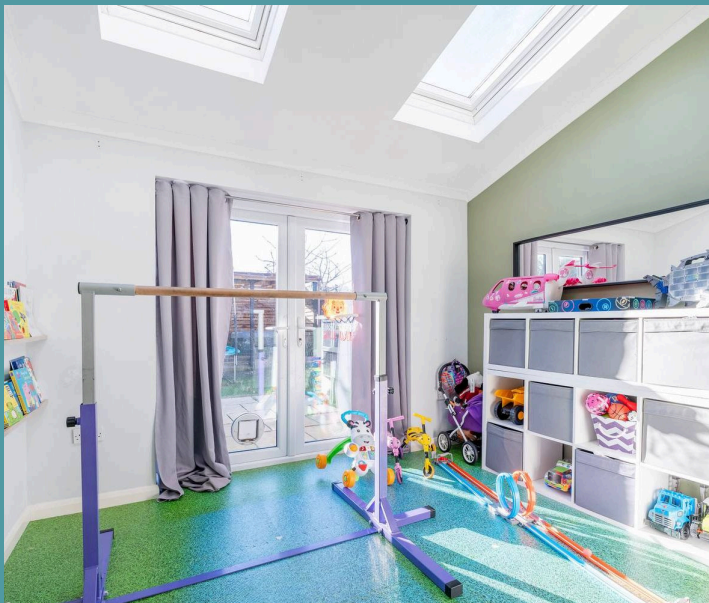
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Welcome inside this beautiful family home, where you are greeted by a spacious reception room, filled with an abundance of natural light. Perfect for relaxation and entertaining, this space encourages family gatherings and relaxation during the evenings.

The heart of the home lies in the open-plan kitchen/dining room, equipped with modern fixtures and fittings, including quality units and integrated appliances. The dining area is versatile, currently utilised as a playroom for younger children. French doors open out to the rear garden, creating a seamless indoor-outdoor flow during summer occasions. A functional utility room and WC adds an element of convenience to daily tasks, for your laundry essentials and additional storage.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. The bathroom comprises of a three-piece suite, accommodating the remaining bedrooms.





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Towards the rear is a maintained garden, suitable for outdoor activities and enjoyment. The raised decked terrace is suitable for your BBQ and hot tub during the summer months, whilst the patio covered by a pergola is perfect for your outdoor seating arrangements. A wooden shed is ideal for storing your garden equipment. Overall, this is fully enclosed so you can enjoy in seclusion.

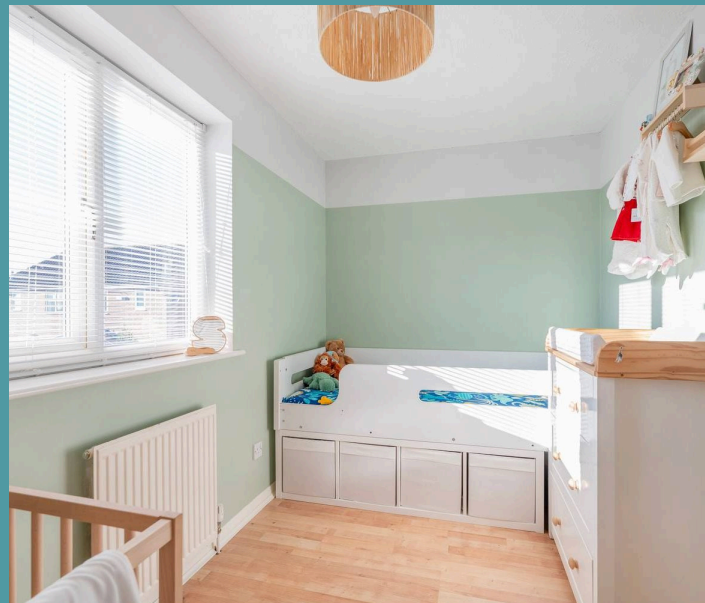
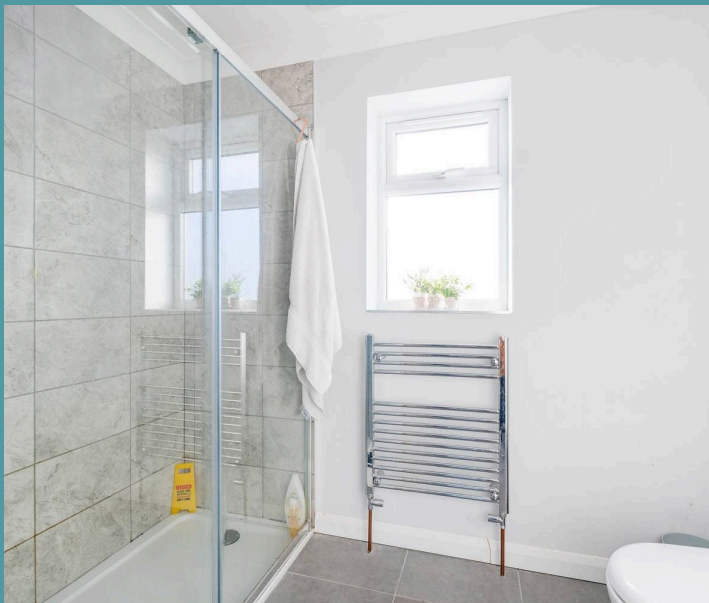
### Agents Notes

**We understand that this property is freehold.**

**Connected to mains water, electricity, gas and drainage.**

**Heating system - Gas central heating.**

**Council Tax Band: B**

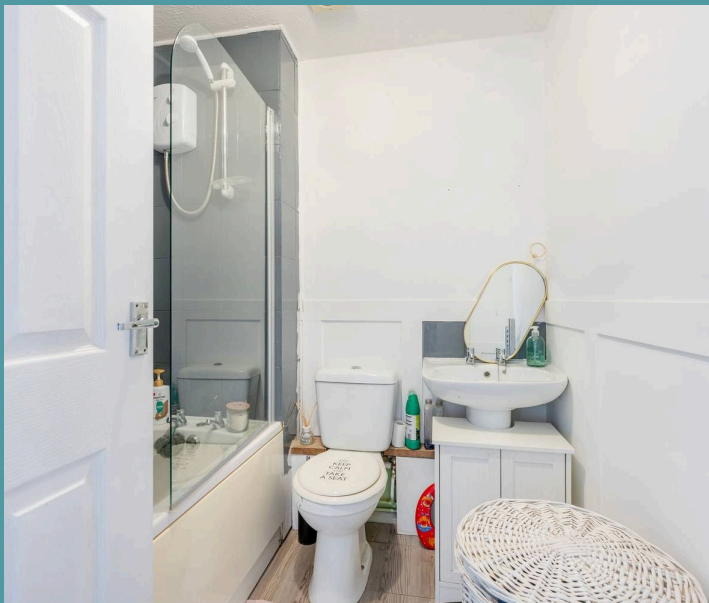




## 20 Harry Blunt Way

Scarning, Dereham

- Semi-detached residence in the village of Scarning
- Perfect first home or for a small family looking for flexible and spacious accommodation that can adapt to your own preferences and style
- Large reception room for relaxation and entertaining, filled with an abundance of natural light
- Open-plan kitchen/dining room with modern fixtures and fittings and French doors, complemented by a functional utility room/WC
- Three bedrooms, a private en-suite and a family bathroom
- Maintained garden with a decked terrace and patio area for outdoor activities and enjoyment
- Driveway providing off-road parking
- In close proximity to local shops, healthcare facilities, transport and schools

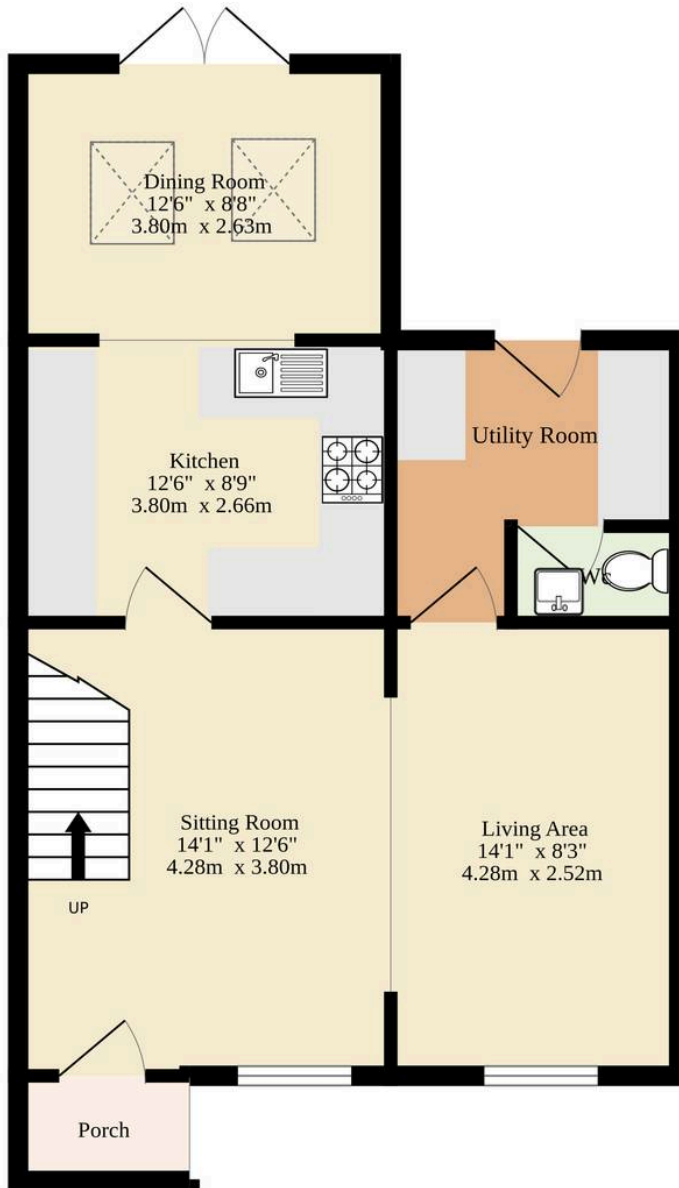


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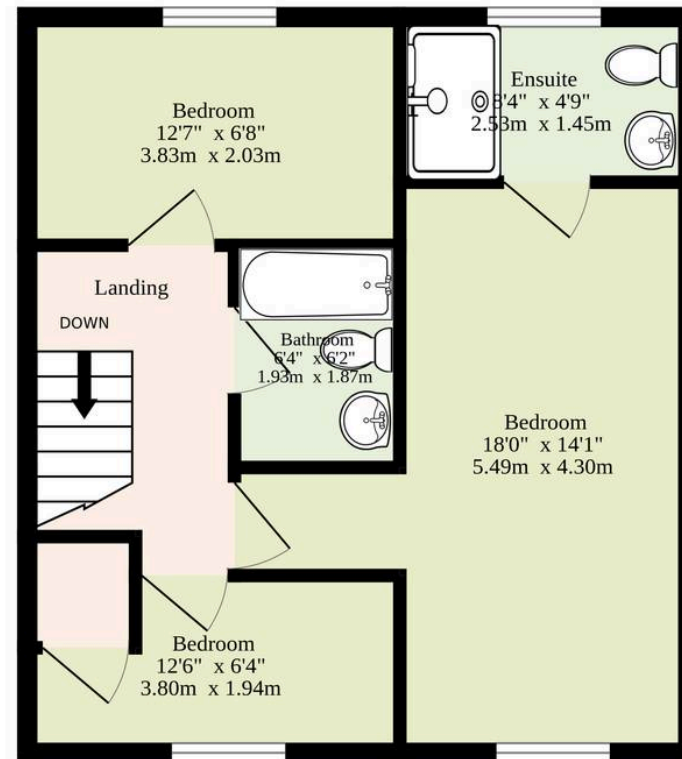
Scarning, Dereham



**Ground Floor**  
594 sq.ft. (55.2 sq.m.) approx.



**1st Floor**  
495 sq.ft. (46.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.**

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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