



3 bed detached bungalow to buy in NR19

Podmore Lane, Scarning, Dereham,
Norfolk, NR19 2NS

£470,000 Starting Bid

 x 3  x 2  x 4

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ ** RARELY AVAILABLE LOCATION
- ✓ DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Set within a rarely available and highly sought-after location, this impressive three double bedroom detached bungalow occupies a remarkable plot of approximately 0.46 acres (STMS), offering both generous internal accommodation and exceptional outdoor space. Properties of this nature seldom come to market, making this a unique opportunity for buyers seeking space, privacy, and versatility.

The bungalow is thoughtfully arranged to provide well-balanced and flexible living. At the heart of the home lies a 21'3 kitchen/breakfast room, ideal for both everyday family life and entertaining. This expansive space is complemented by a separate utility room, ensuring practicality without compromising on style or space.

The main living accommodation is equally impressive, with a superb 23'8 sitting room featuring a double aspect and a charming wood burner, creating a warm and inviting atmosphere throughout the year. In addition, there is a substantial 15'9 dining room, perfect for hosting formal gatherings, alongside a separate 11' family room that offers further flexibility as a snug, media room, or children's play space.

A standout feature of the property is the 14'10 conservatory, which enjoys delightful views over the surrounding gardens and is enhanced by its own wood burner, allowing it to be used comfortably in all seasons.

The bungalow offers three well-proportioned double bedrooms, with the principal bedroom benefitting from a private en-suite. A recently re-fitted wet room serves the remaining bedrooms, finished to a modern and high standard.

Externally, the property truly excels. The amazing plot, occupying approximately 0.46 acres (STMS), provides a wonderful sense of space and seclusion, with ample off-road parking to the front and extensive gardens offering endless potential for landscaping, outdoor entertaining, or potential to build (STPP).

Further enhancing the property's appeal is a versatile playroom/office, which offers excellent potential to convert into an annexe (STPP), studio, or additional accommodation, making it ideal for those working from home or seeking multi-generational living options.

This exceptional bungalow combines spacious, adaptable interiors with a rare and substantial plot, all set within a desirable location. Early viewing is highly recommended to fully appreciate everything this unique home has to offer.

Auctioneers Additional Comments :

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £470,000

Property Type: Detached Bungalow

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas, Wood Burner

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Podmore Lane, Scarning, Dereham, Norfolk, NR19 2NS

Contact your local branch today for more information on this property:

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