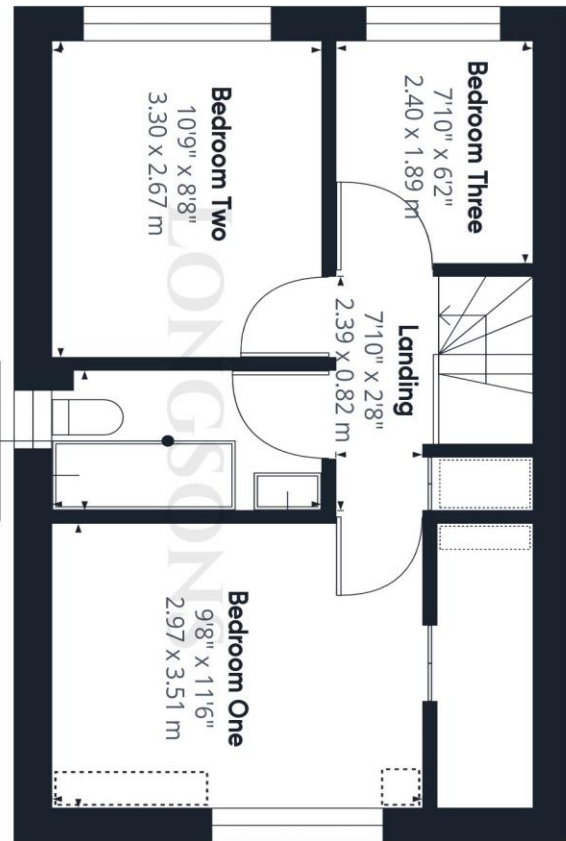
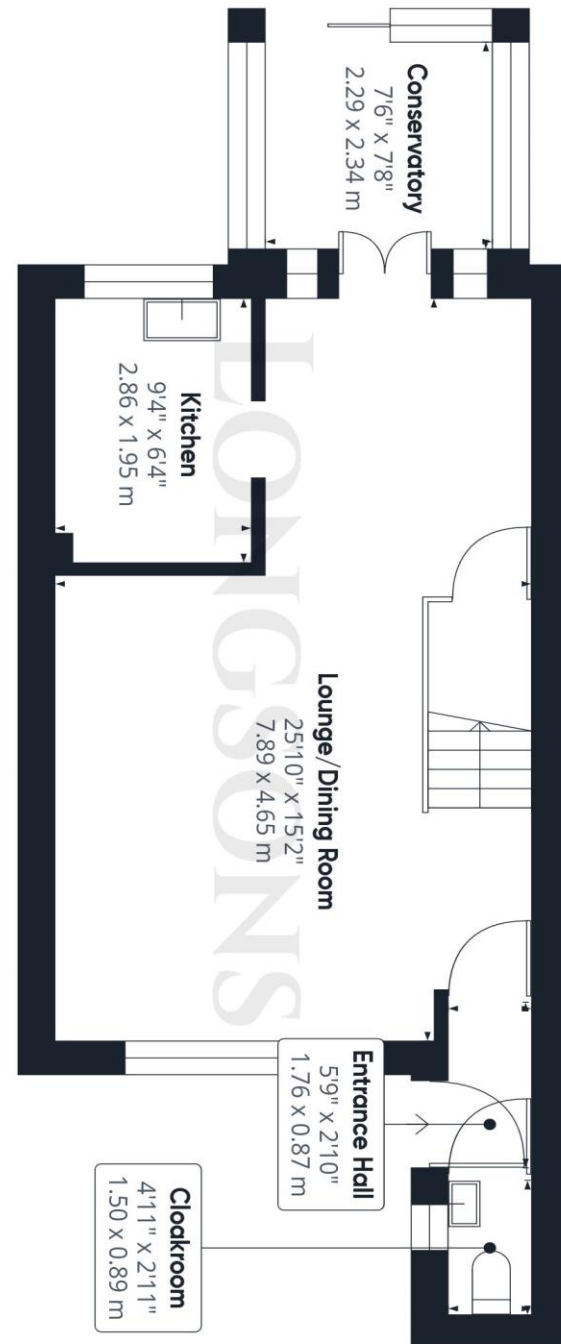




### Strasbourg Way, Toftwood, Dereham, NR19 1UJ

Modern three bedroom end terrace house in Toftwood for rent. The property offers gardens, parking, cloakroom with WC, views of rolling fields, mainly UPVC double glazing and newly fitted high powered combi boiler situated in loft, which is also boarded & carpeted. Available immediately!

**Price £1,000 pcm To Let**





#### Cloakroom

Wash basin, WC, tiled splashback, obscure glass window to side aspect, radiator.

#### Stairs and Landing

Built in cupboard, loft access.

#### Bedroom One

**11'6" (3.51m) x 9'8" (2.95m)**

Double walk-in wardrobe, UPVC double glazed window to front aspect, radiator.

#### Bedroom Two

**10'9" (3.28m) x 8'8" (2.64m)**

UPVC double glazed window to rear aspect providing panoramic views of rolling fields, radiator.

#### Bedroom Three

**7'10" (2.39m) x 6'2" (1.88m)**

UPVC double glazed window to rear aspect, providing panoramic views of rolling fields, radiator.

#### Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, radiator.

#### Outside Front

The front garden is laid to lawn, path to front door, wooden fence to perimeter.

#### Rear Garden

Enclosed low maintenance rear garden laid to patio paving slabs, shrubs and plants to borders, wooden garden shed, gated access to rear leading to extra secure off road parking.

#### Agents Note

EPC rating C69 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

All photographs are provided for guidance only.

- End Terrace House
- Three Bedrooms
- Available Immediately
- Conservatory
- Gardens
- Parking
- Gas Central Heating
- Mainly UPVC Double Glazing

Situated in the popular area of Toftwood, Longsons are delighted to bring to the rental market this modern three bedroom end terrace house. The property offers gardens, parking, mainly UPVC double glazing and newly fitted high powered combi boiler providing hot water and gas central heating. Situated just a few hundred yards from the highly renowned Pond Park which has an abundance of children activities to suit all ages.

Available immediately.

Restrictions Apply:  
No smokers, No Pets.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, conservatory, cloakroom with WC, three bedrooms, bathroom, gardens, parking, gas central heating and mainly UPVC double glazing.

#### Dereham

Located in the heart of Norfolk's Brecklands, Dereham is a charming market town with beautiful Georgian architecture and historic charm with a twice-weekly market, independent shops, and historic landmarks such as the Mid-Norfolk Railway, Dereham Windmill, and Bishop Bonner's Cottage. Nearby, you can explore Gressenhall Farm and Workhouse. After a day of exploring, you can satisfy your appetite at Spice Fusion or The George Hotel, Bar and Restaurant. With great schools, leisure facilities, and easy access to Norwich and the beautiful Norfolk coast, Dereham and its surrounding villages offer the best of Norfolk country living. Norwich 24 miles, Swaffham 12 miles, Watton 12 miles.

#### Entrance Hall

Entrance door to front aspect, radiator.

#### Lounge/Dining Room

**25'10" (7.87m) x 15'2" (4.62m)**

#### Max

Stairs to first floor, French doors opening to conservatory, understairs storage cupboard, UPVC double glazed window to front aspect, two radiators.

#### Conservatory

**7'8" (2.34m) x 7'6" (2.29m)**

Lean-to style conservatory, space and plumbing for washing machine.

#### Kitchen

**9'4" (2.84m) x 6'4" (1.93m)**

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit, space for gas/electric oven, space and plumbing for dishwasher, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed window to front aspect.

