

73 Vienna Walk
Toftwood
Dereham
NR19 1UL



ATTIK
CITY | COUNTRY | COAST

73 Vienna Walk

Price Guide £160,000

The peaceful ready to move-into home...

Tucked away at the peaceful edge of a popular development in Toftwood, 73 Vienna Walk is an immaculately presented home offering modern efficiency, elegant design, and a delightfully private setting. Surrounded by mature oak trees and with open fields just beyond the hedge-line, this charming property enjoys a rare sense of tranquillity while remaining within easy reach of Dereham, the A47, and nearby amenities.

Sustainability and comfort go hand in hand here, with an impressive array of eco-conscious features including solar PV panels, an air source heat pump, a modern pressurised hot water cylinder and central heating system, and a cosy wood-burning stove—all contributing to a remarkably low cost of living. The current owner reports annual electricity costs of just £1,000 after factoring in solar contributions.

As you enter the home, you're welcomed by a useful entrance porch, offering space for coats and shoes, which leads into what was once a downstairs WC—now thoughtfully converted into a cloakroom cupboard, with plumbing still in place should a future owner wish to reinstate a WC. The main living space is bright and inviting. A generous lounge and dining area features wood-effect flooring, a limestone hearth with a wood burner, and sliding doors that open directly onto the garden, creating a seamless connection with the outdoors. The adjoining kitchen is smartly fitted with a new induction hob, under-counter oven, and a single-bowl sink set beneath a bright square bay window, perfectly framing views of the garden. Upstairs, the bedroom is a real showstopper—a spacious, dual-aspect room flooded with light, with ample space for wardrobes, a dressing area, or even a work-from-home setup. The contemporary bathroom includes a full-sized bath with overhead shower, modern vanity unit, WC, and a Velux window for natural light and ventilation. A utility alcove provides space for a washing machine, dryer, and additional storage.

Outside, the private garden is a wonderfully calm and enclosed space, featuring mature planting, a gravelled area, a large patio, and a substantial summer house—ideal as a home office, creative studio, or simply a peaceful retreat. The property also includes its own dedicated parking space, with generous visitor parking nearby.

Offered chain-free, and with all furnishings, white goods, and additional items available by separate negotiation, 73 Vienna Walk is a move-in-ready gem. Whether you're a first-time buyer, investor, or simply seeking a stylish low-maintenance home in a peaceful location, this is a property that ticks all the right boxes.

Agents notes...

A pre-recorded walkaround tour is available for this property

EPC to follow

Local Authority
Breckland

Council Tax Band A

EPC Rating



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