

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



Contact

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TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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