

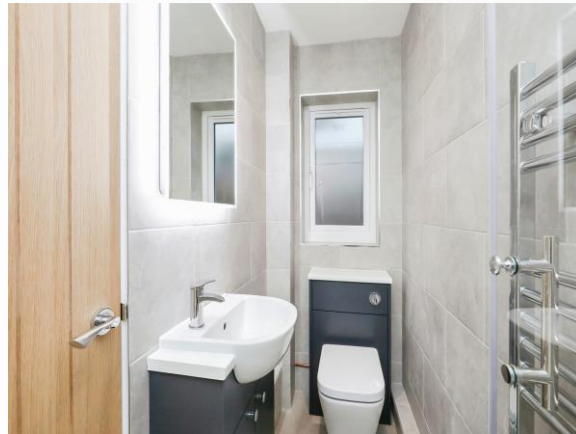


**Kevin Walk, Dereham, NR19 1SW**

**welcome to**

**Kevin Walk, Dereham**

**\*\*NO ONWARD CHAIN\*\*** A recently renovated 3 bedroom semi-detached bungalow, offering contemporary style living and located within a quiet cul-de-sac. The fantastic property offers a modern fitted kitchen, 18' lounge, en suite facilities, generous wrap-around gardens & en bloc garage!





## Description

We are delighted to present to the market this immaculate 3 bedroom semi-detached bungalow, offering a cul-de-sac position within Toftwood with local amenities and facilities close by. The property has been recently refurbished throughout and offers potential to extend (STPP).

In brief, the internal accommodation comprises; bright and airy entrance hall, inviting 18' lounge, modern fitted kitchen with some integrated appliances, master bedroom with en suite shower room, two further good sized bedrooms and the impressive four piece family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Externally, the property sits on a generous sized plot with well-manicured wrap-around gardens and an en bloc garage to the rear aspect.

This property is presented in fantastic order throughout with a 'move straight in feel' and must be viewed to fully appreciate the quality and accommodation offered for sale. NO ONWARD CHAIN!!

## The Accommodation

### Entrance Hall

Double glazed entrance door to front aspect, wood effect flooring, inset ceiling spotlights, built-in storage cupboard, radiator and doors opening to all rooms.

### Lounge

18' 7" x 14' 2" ( 5.66m x 4.32m )

With wood effect flooring, inset ceiling spotlights, radiator, double glazed window to front aspect and archway opening to;

### Kitchen

15' 3" x 11' 6" ( 4.65m x 3.51m )

A modern range of matching wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 sink and drainer with mixer tap above, built-in eye-level double oven, inset electric hob with extractor hood over, integrated fridge freezer, plumbing available for washing machine, cupboard housing boiler, wood effect flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and double glazed door opening to the rear garden.

### Master Bedroom

13' 2" x 10' 4" ( 4.01m x 3.15m )

With fitted carpet flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, wood effect flooring, inset ceiling spotlights, LED vanity mirror, heated towel rail and double glazed obscure glass window to side aspect.

### Bedroom Two

10' 4" x 9' 5" ( 3.15m x 2.87m )

With fitted carpet flooring, inset ceiling spotlights, radiator and double glazed window to rear aspect.

### Bedroom Three

10' 1" x 8' ( 3.07m x 2.44m )

With fitted carpet flooring, inset ceiling spotlights, radiator and double glazed window to front aspect.

### Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, panelled bath, walk-in shower cubicle, part tiled walls, wood effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

## Outside

The property sits on a generous sized plot and boasts well-tended wrap-around gardens. Together with a paved patio seating area, paved access to the main entrance and enclosed by timber fencing.

There is also an en bloc garage which can be found at the rear of the property.

## En Bloc Garage

With up and over door to front.

## Location

Toftwood is a large residential village adjoining the bustling market town of Dereham and offering easy access onto the A47. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

## directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road, taking the right hand turn into Middlemarch Road and then take the left hand turn into Old Hall Road. Take the second right hand turn into Kevin Walk and bear right. Continue on foot and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



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welcome to

## Kevin Walk, Dereham

- NO ONWARD CHAIN!
- 3 Bedroom Semi-Detached Bungalow
- Recently Renovated Throughout
- Master Bedroom En Suite Facilities
- Gas Fired Central Heating And Double Glazed Windows
- Generous Plot Size With Well-Tended Gardens
- En Bloc Garage And Communal Parking Space
- Cul-De-Sac Location Within Toftwood

Tenure: Freehold EPC Rating: C

offers in excess of

**£260,000**



This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116200 - 0005

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