



Westfield Lane, Dereham, NR19 1HU

welcome to

Westfield Lane, Dereham

A well-proportioned 3 double bedroom detached bungalow, ideally set in a non-estate position, close to local amenities and facilities. The property has undergone complete renovation and improvement, boasting a modern kitchen with integrated appliances, 21' lounge/diner, gardens, parking & more!



Description

We are excited to present to the market this immaculate 3 bedroom detached bungalow, offering fantastic living accommodation and located within close proximity of Toftwood's amenities and facilities.

Having undergone a full renovation by the current owners, the internal accommodation comprises; entrance porch, cloakroom w.c, modern fitted kitchen with integrated appliances and double doors out to the attractive rear garden, 21' bow-fronted lounge/diner, three double bedrooms and the family bathroom.

This sizeable home boasts a generous plot, consisting of a large driveway that provides off-road parking for several vehicles and access to the single garage, together with an enclosed rear garden offering space for outside entertaining and Al' fresco dining. Coupled with this accommodation, the property further benefits from gas fired radiator heating and double glazed windows throughout.

Internal and external viewing of this home is essential to fully appreciate the accommodation offered for sale!

The Accommodation

Entrance Porch

Double glazed entrance door to side aspect, tiled flooring, double glazed dual aspect windows, door opening to kitchen and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, tiled flooring, inset ceiling spotlights and double glazed obscure glass window to rear aspect.

Kitchen

14' 6" x 11' 3" (4.42m x 3.43m)
A modern range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap above, decorative tiled splashbacks, built-in eye-level double oven, inset electric hob with extractor hood over, integrated fridge x2, integrated freezer, integrated washing machine, under-cabinet lighting, tiled flooring, radiator, double glazed windows to side and rear aspects, double glazed patio doors opening to the rear garden and door opening to;

Inner Hallway

With tiled flooring, built-in storage cupboard, loft access, radiator, double glazed external door opening to the rear garden and further doors opening to the lounge/diner, all bedrooms and bathroom.

Lounge / Diner

21' x 20' (6.40m x 6.10m)
With fitted carpet flooring, central fireplace, radiator x2, double glazed window to front aspect, double glazed bow window to front aspect and external entrance door opening to the front aspect.

Bedroom One

16' 7" x 8' 11" (5.05m x 2.72m)
With fitted carpet flooring, radiator and double glazed bow window to front aspect.

Bedroom Two

12' 11" x 10' 4" (3.94m x 3.15m)
With fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Three

10' 5" x 10' 5" (3.17m x 3.17m)
With fitted carpet flooring, radiator and double glazed window to side aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, P-shaped bath with shower over, tiled walls, wood effect flooring, heated towel rail and double glazed windows to rear aspect.

Outside

The property is set back from the road and sits on a generous 0.2 acre plot (stms). Approached by a spacious brickweave driveway which provides off road parking for multiple vehicles with further access to the garage. The remainder of the attractive front garden is laid to lawn with shrub borders and trees.

The enclosed, sizeable rear garden is laid predominately to lawn with paved patio seating areas, ideal for outside entertaining, dining or relaxing in the spring and summer evenings, together with a variety of shrubs and trees, pergola covering one of the patio areas and timber storage shed.

Garage

16' 2" x 9' 9" (4.93m x 2.97m)
With power, lighting and up and over door to front.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. 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.



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Westfield Lane, Dereham

- GUIDE PRICE £400,000 - £425,000
- 3 Double Bedroom Detached Bungalow
- Impressive Bow-Fronted 21' Lounge/Diner
- Modernised And Improved By Current Owners
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, Generously Proportioned Rear Garden
- Ample Off Road Parking And Garage
- Non-Estate Position, Close To Local Amenities

Tenure: Freehold EPC Rating: C

guide price

£400,000 - £425,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road. Continue along, taking the second left hand turn into Westfield Road. Continuing to the bottom of Westfield Road, take the left hand turn into Westfield lane, where the property will be situated on the left hand side, identified by our William H Brown 'For Sale' board.

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Property Ref:
DRM115857 - 0003

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