



Helsinki Way, Dereham, NR19 1XU

welcome to

Helsinki Way, Dereham

>> NO ONWARD CHAIN! A well-proportioned end-terraced house, located within this popular residential area of Toftwood with local amenities close by. The well-presented property boasts a generous lounge, fitted kitchen/diner, en suite facilities, garden space, 2 allocated parking spaces & more!!



Description

We are extremely pleased to present to the market this deceptively spacious 3 bedroom end-terraced house, located in a popular development in Toftwood within easy reach of local amenities and facilities.

Briefly, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, sizeable lounge with sliding patio doors opening to the rear garden and a fitted kitchen/dining room. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, two further bedrooms and the family bathroom. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there are front and rear gardens, together with two allocated parking spaces.

Offered for sale with NO ONWARD CHAIN, internal viewing is highly recommended!

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, fitted carpet flooring, radiator, double glazed window to side aspect, doors opening to lounge and kitchen with further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, wood effect flooring, radiator and double glazed window to side aspect.

Lounge

15' 2" x 11' 6" (4.62m x 3.51m)

With fitted carpet flooring, feature fireplace, stairs rising to first floor landing, radiator and double glazed sliding patio doors opening to the rear garden.

Kitchen / Dining Room

14' 9" x 11' 3" (4.50m x 3.43m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap above, tiled splashbacks, built-in electric oven with gas hob, space for fridge freezer, plumbing available for washing machine, cupboard housing wall-mounted boiler, wood effect flooring, built-in storage cupboard, radiator and double glazed windows to front and side aspects.

First Floor Landing

With fitted carpet flooring, loft access, radiator and doors opening to all bedrooms and bathroom.

Master Bedroom

11' 4" x 11' 2" (3.45m x 3.40m)

With fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and door opening to;

En Suite

Partially tiled three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle with shower light, wood effect flooring and radiator.

Bedroom Two

13' 2" x 8' 4" (4.01m x 2.54m)

With fitted carpet flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

Bedroom Three

9' 3" x 6' 4" (2.82m x 1.93m)

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

Family Bathroom

Partially tiled three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Outside

The front of the property is laid mainly to lawn with low level hedging providing a level of privacy and a paved patio pathway leading to the main entrance. There are also two allocated off road parking spaces directly in-front of the property.

The enclosed rear garden is laid mainly to lawn, with a paved patio seating area, timber storage shed and gate access leading to the front aspect.

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.

directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover, continue along until taking the right hand turn into Stone Road and proceed towards the far end taking the left hand turn into Hillcrest Avenue. Continue and take the third left hand turn into Helsinki Way following the road around towards the end and bear right. The property can be found at the end of the road.



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welcome to

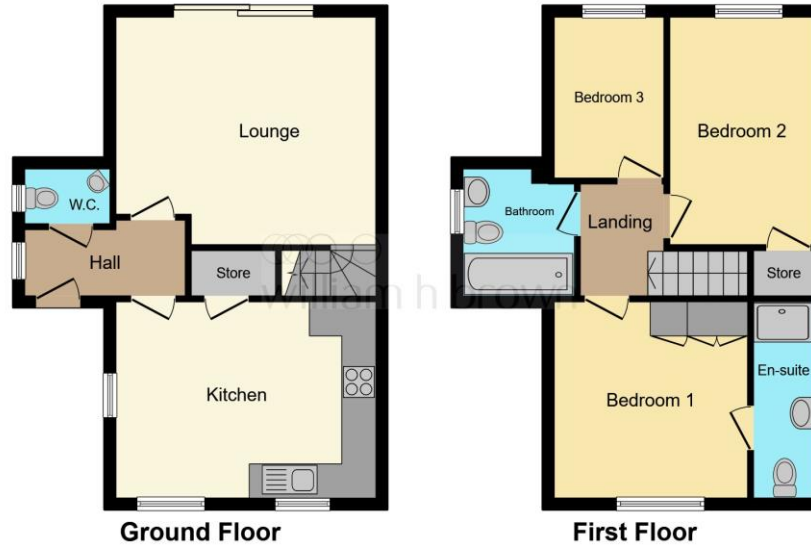
Helsinki Way, Dereham

- NO ONWARD CHAIN!
- 3 Bedroom End-Terraced House
- Fitted Kitchen/Dining Room
- Master Bedroom En Suite
- Gas Fired Central Heating And Double Glazed Windows
- Front And Rear Gardens
- 2 Allocated Off Road Parking
- Popular Residential Area In Toftwood

Tenure: Freehold EPC Rating: C

offers in the region of

£240,000



This floorplan 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:
DRM116409 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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