



Rome Walk, Dereham, NR19 1XJ

welcome to

Rome Walk, Dereham

****VENDOR HAS FOUND**** A stylish 3 bedroom mid-terraced house, which has recently undergone a programme of renovation, modernisation and improvement. Located within this popular development in Toftwood and further offering a ground floor cloakroom, attractive garden & 1 allocated parking space!!



Description

We are extremely pleased to present to the market this renovated and modernised 3 bedroom mid-terraced house, situated within easy access of Toftwood's amenities and facilities.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, fitted kitchen and well-proportioned lounge with patio doors leading to the rear garden. This is complemented on the first floor by three good sized bedrooms and the stylish family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is an enclosed, landscaped rear garden which offers space for outside entertaining and relaxing, together with an allocated parking space.

Internal viewing is highly recommended to fully appreciate the accommodation.

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With vinyl flooring, stairs rising to first floor landing, radiator, archway to kitchen, door opening to lounge and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, heated towel rail and double glazed obscure glass window to side aspect.

Kitchen

8' 9" x 6' 6" (2.67m x 1.98m)

A matching range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap above, decorative tiled splashbacks, space for electric cooker, space for free standing fridge freezer, plumbing available for dishwasher and washing machine, wall-mounted boiler, vinyl flooring and double glazed window to front aspect.

Lounge

17' max x 14' 7" (5.18m max x 4.45m)

With fitted carpet flooring, under stairs storage cupboard, two radiators and double glazed patio doors with side panells opening to the rear garden.

First Floor Landing

With fitted carpet flooring, airing cupboard housing hot water tank, loft access and doors opening to all bedrooms and bathroom.

Bedroom One

11' 6" x 9' (3.51m x 2.74m)

With fitted carpet flooring, radiator and two double glazed windows to front aspect.

Bedroom Two

9' 5" x 7' 7" (2.87m x 2.31m)

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

Bedroom Three

7' 9" max x 6' 1" (2.36m max x 1.85m)

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

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, decorative tiled splashbacks, panelled bath with shower over, wood effect flooring and heated towel rail.

Outside

The front of the property is approached by a paved pathway which leads to the main entrance, together with landscaped beds to either side and low level fencing which enclose the property.

The enclosed, well-maintained rear garden is laid predominantly to lawn with a paved patio seating area, ideal for entertaining friends and family, together with landscaped plant borders, distinctive tree and pathway access leading to the rear gate.

Agents Note

This property is subject to an annual maintenance charge of £300.00 for the upkeep of the communal areas within this development. This is subject to annual review. Further details of this can be obtained from the vendors solicitor at the time of purchase.



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.focalagent.com



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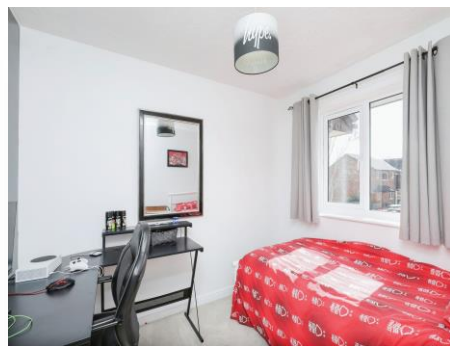
Rome Walk, Dereham

- VENDOR FOUND WITH NO ONWARD CHAIN!
- Renovated 3 Bedroom Mid-Terraced House
- Stylish Fitted Kitchen
- Generous 17' Lounge
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, Landscaped Rear Garden
- 1 Allocated Parking Space
- Tucked Away Within This Popular Residential Area Of Toftwood

Tenure: Freehold EPC Rating: C

offers in excess of

£210,000



directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the right hand turn into Stone Road. Take the left hand turn into Hillcrest Avenue and take the first right hand turn into Lisbon Road. Continue to the bottom of this road and Rome Walk can be found on the opposing side of the road. The property can be identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116337 - 0006

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