



**Hillcrest Avenue, Dereham, NR19 1TD**

**welcome to**

**Hillcrest Avenue, Dereham**

**\*\*CALLING FIRST TIME BUYERS\*\*** A 2 bedroom mid-terraced house, located within this well-established development in Toftwood. The presentable accommodation benefits from electric heating, fitted kitchen, welcoming lounge, low maintenance garden & allocated parking! **NO ONWARD CHAIN!!**



## Description

We are extremely pleased to present to the market this lovely 2 bedroom mid-terraced house, situated within this popular residential development in Toftwood, enjoying easy access to local amenities and the Pond Park.

Briefly, the internal ground floor accommodation comprises; entrance hall, fitted kitchen and lounge with sliding doors opening to the pleasing garden space. This is complemented on the first floor by two bedrooms, both offering built-in storage and the bathroom.

Coupled with the accommodation, the property further benefits from electric heating and double glazed windows throughout. Outside, there is a low maintenance rear garden, fully enclosed and offering space for outside entertaining and dining, together with an allocated parking space.

Appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, this property must be viewed to fully appreciate the quality and accommodation on offer! NO ONWARD CHAIN!

## The Accommodation

Double glazed entrance door opening to;

### Entrance Hall

With wood effect flooring, stairs rising to first floor landing, electric heater, door opening to lounge and opening to;

### Kitchen

8' 4" x 5' 7" ( 2.54m x 1.70m )

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 stainless steel sink with mixer tap above, tiled splashbacks, space for electric cooker, space for free standing fridge freezer, plumbing available for washing machine, tiled flooring and double glazed window to front aspect.

### Lounge

14' 8" x 12' 2" ( 4.47m x 3.71m )

With fitted carpet flooring, under stairs storage cupboard, electric heater and double glazed sliding door opening to the rear garden.

### First Floor Landing

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

### Bedroom One

12' 3" max x 9' 2" ( 3.73m max x 2.79m )

With wood effect flooring, built-in wardrobes, electric heater and double glazed window to rear aspect.

### Bedroom Two

12' 4" max x 9' 4" ( 3.76m max x 2.84m )

With wood effect flooring, built-in storage cupboard and double glazed bay window to front aspect.

### Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled splashbacks and tiled flooring.

### Outside

To the front of the property, there is a small well-tended lawn area, together with a paved pathway leading to the main entrance.

The enclosed, attractive rear garden is laid to patio, for ease of maintenance and provides the perfect space for outside entertaining or relaxing in the spring and summer evenings. The south-west facing garden also boasts raised flower beds and gate access to the rear parking space.

## 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 town itself, which is about one and a half miles away. Dereham town boasts further shopping facilities and large supermarkets, together with 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.

## Agents Note

This property is subject to an annual maintenance charge of approximately £200.00 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.

## 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 where 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

## Hillcrest Avenue, Dereham

- NO ONWARD CHAIN!
- 2 Bedroom Mid-Terraced House
- Well-Presented Throughout
- Fitted Kitchen And Bathroom
- Electric Heating And Double Glazed Windows
- Enclosed, Low Maintenance Garden
- Allocated Parking Space
- Popular Residential Development In Toftwood

Tenure: Freehold EPC Rating: C  
offers in excess of

**£180,000**



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.focalagent.com



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DRM116457 - 0004

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