



Toftmead Close, Dereham, NR19 1GH

welcome to

Toftmead Close, Dereham

IDEAL FIRST TIME BUYER HOME An immaculate 2 double bedroom mid-terraced house, located within this well-established development in Dereham and offering modern living accommodation. Further boasting a ground floor cloakroom, attractive low maintenance garden & 2 allocated parking spaces!!



Description

We are delighted to present to the market this contemporary style mid-terraced house, located within a popular development on edge of Dereham town, offering easy access to local amenities.

Briefly, the internal ground floor accommodation comprises; modern fitted kitchen, cloakroom w.c and generous lounge with double doors opening to the private rear garden. This is complemented on the first floor by 2 double bedrooms and the family bathroom. Outside, there are 2 allocated off road parking spaces, together with a lovely low maintenance rear garden, offering outside space to enjoy with family and friends. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

The property is presented in excellent decorative order throughout and must be viewed to be fully appreciated!

The Accommodation

Double glazed entrance door opening to;

Kitchen

10' 10" x 5' 5" (3.30m x 1.65m)

A matching range of wall and base units with complementary rolled edge work surfaces over, inset ceramic sink with mixer tap, decorative tiled splashbacks, built-in electric oven, inset gas hob with concealed extractor over, space for free standing fridge freezer, plumbing available for washing machine, tiled flooring, inset ceiling spotlights, double glazed window to front aspect, stairs rising to first floor landing, door opening to lounge and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, decorative tiled splashbacks, tiled flooring, heated towel rail and double glazed obscure glass window to front aspect.

Lounge

14' 1" max x 12' 11" max (4.29m max x 3.94m max)

With tiled flooring, built-in storage cupboard, radiator and double glazed patio doors with side panels opening to the rear garden.

First Floor Landing

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

Bedroom One

12' 6" x 8' 4" (3.81m x 2.54m)

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

Bedroom Two

12' 11" max x 8' 11" max (3.94m max x 2.72m max)

With fitted carpet flooring, built-in airing cupboard with additional storage space, radiator and double glazed window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, tiled flooring, inset ceiling spotlights and heated towel rail.

Outside

To the front of the property, there are two allocated off road parking spaces.

Stepping out to the rear, you are greeted by an attractive low maintenance garden, laid to patio with a decking area and offering perfect space for outside entertaining, dining and relaxing. Enclosed by timber fencing, adding privacy to the home, together with a timber storage shed (with power & lighting) and gate access to the rear passageway.

Location

Dereham is situated about 16 miles from the City of Norwich. It has a modern shopping centre, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham 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:

From William H Brown Dereham office, proceed down Church Street and bear left at Bishop Bonners Cottage. Bear left onto Mary Unwin Road and at the t-junction, turn right into Baxter Row. Proceed into South Green and continue along. At the t-junction, take the right hand turn onto the A1075 (South Green) and then take the right hand turn into the Toftmead development. The property can be found immediately on the left hand side.



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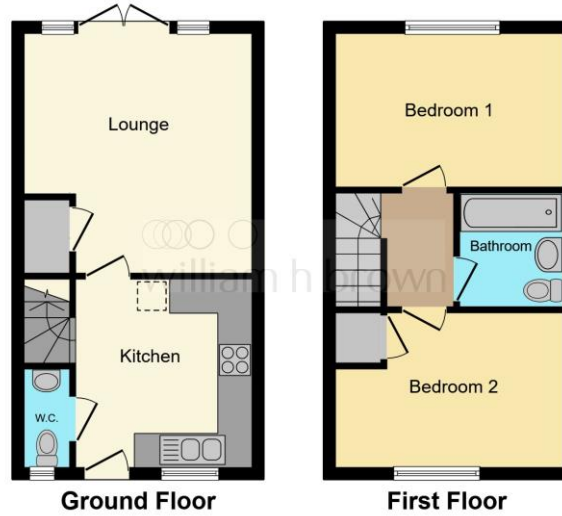


welcome to

Toftmead Close, Dereham

- 2 Double Bedroom Mid-Terraced House
- Beautifully Presented Throughout
- Cloakroom W.C and Family Bathroom
- Gas Fired Central Heating
- Double Glazed Windows Throughout
- Enclosed, Low Maintenance Garden
- 2 Allocated Parking Spaces
- Popular, Compact Development

Tenure: Freehold EPC Rating: C



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

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116485 - 0003

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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