



Caddow Close, Dereham, NR19 1JF

welcome to

Caddow Close, Dereham

>> 50% SHARED OWNERSHIP PROPERTY!! A beautifully presented 2 bedroom end-terraced house, located within the sought-after Foxley Park development in Toftwood. The stylish home boasts a ground floor cloakroom, generous lounge, enclosed rear garden, 2 allocated parking spaces & more!



Description

We are excited to welcome to the market this 2 bedroom end-terraced house, located within the well-regarded Foxley Park development in Toftwood. The property is presented in fantastic decorative order throughout, and built in 2023 by Persimmon Homes, the property benefits from the remainder of the NHBC guarantee.

In brief, the internal ground floor accommodation comprises; entrance hall, contrasting cloakroom w.c, fitted kitchen and sizeable lounge with double doors opening to the rear garden. This is complemented on the first floor by two great sized 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 two allocated off road parking spaces and an enclosed rear garden.

Internal viewing is strongly recommended to fully appreciate the accommodation offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, radiator, doors opening to kitchen, lounge and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, LVT flooring, radiator and double glazed obscure glass window to front aspect.

Kitchen

11' 3" x 7' 7" (3.43m x 2.31m)

A matching range of white gloss wall and base units with complementary rolled edge work surfaces over and upstands, inset 1 1/2 bowl stainless steel sink with mixer tap above, built-in electric oven, inset gas hob with concealed extractor over, space for free standing fridge freezer, dishwasher and washing machine, LVT flooring, radiator and double glazed window to front aspect.

Lounge

15' 4" x 14' 6" (4.67m x 4.42m)

With fitted carpet flooring, built-in storage cupboard, radiator, double glazed window to rear aspect and double glazed French style doors opening to the rear garden.

First Floor Landing

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

Bedroom One

15' 5" x 11' 9" (4.70m x 3.58m)

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

Bedroom Two

14' 3" x 8' (4.34m x 2.44m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, LVT flooring, radiator and double glazed obscure glass window to front aspect.

Outside

To the front of the property, there is a brickweave driveway with two allocated off road parking spaces. Paved pathways lead to the main entrance and side gate.

The rear garden is laid to lawn and fully enclosed by timber fencing, creating a level of privacy to the home.

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 further shopping facilities and large supermarkets, 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

Please note the listing price shown of £120,000 is a 50% share, based on the full market value of £240,000. We understand from the vendor that this property is leasehold; The lease length is 999 from 2023. The current rent payable which includes service and maintenance charge is £374.10 per calendar month. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

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. Take the left hand turn into Hawkins Drive and bear left onto Caddow Close. The property will be situated on the right hand side.



view this property online williamhbrown.co.uk/Property/DRM116387



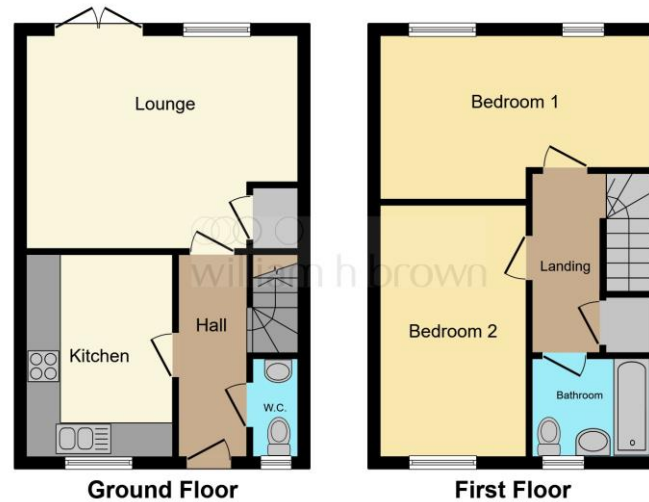
welcome to

Caddow Close, Dereham

- **50% SHARED OWNERSHIP**
- 2 Bedroom End-Terraced House
- Remainder Of NHBC Guarantee
- Cloakroom W.C And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed Rear Garden
- 2 Allocated Parking Spaces
- Popular Persimmon Homes Development, Close To Local Amenities

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM116387



Property Ref:
DRM116387 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk