



Hillcrest Avenue, Dereham, NR19 1LP

welcome to

Hillcrest Avenue, Dereham

****ATTRACTIVE REAR GARDEN**** A modern 3 bedroom mid-terraced house, presented in excellent decorative order throughout and located within a well-established development in Toftwood. This property is ideal for first time buyers and boasts a fitted kitchen, lounge/diner, gardens & en bloc garage!



Description

We are delighted to present to the market this immaculate 3 bedroom mid-terraced house, located within a popular development in Toftwood, offering easy access to local amenities, the recreation ground and bus routes.

In brief, the internal ground floor accommodation comprises; entrance hall, bay-fronted fitted kitchen and welcoming lounge/diner overlooking the attractive rear garden. This is complemented on the first floor by three great sized bedrooms and the bathroom. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a well-stocked garden which creates the perfect outdoor haven for enjoying the fresh air, together with an en bloc garage situated behind the property.

Viewings are essential on this lovely home, contact the sales team NOW!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

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

Kitchen

15' 1" x 9' 7" (4.60m x 2.92m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 stainless steel sink with mixer tap, tiled splashbacks, space for gas cooker, space for free standing fridge freezer, built-in storage cupboards, tiled flooring, radiator and double glazed bay window to front aspect.

Lounge/Diner

15' 8" x 11' 2" (4.78m x 3.40m)

With fitted carpet flooring, radiator, double glazed window to rear aspect and double glazed patio door opening to the rear garden.

First Floor Landing

With fitted carpet flooring, airing cupboard, built-in storage cupboard and doors opening to all bedrooms and bathroom.

Bedroom One

12' 1" x 9' 8" (3.68m x 2.95m)

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

Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m)

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

Bedroom Three

8' 8" x 6' 6" (2.64m x 1.98m)

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, panelled bath with shower over, tiled walls, tiled flooring, radiator and double glazed obscure glass window to front aspect.

Outside

The front of the property is well-maintained, featuring slate beds, decorative flower beds and paved pathway leading to the main entrance.

Stepping out to the enclosed rear there is a raised, attractive garden offering the perfect space for outside entertaining and relaxing in the spring and summer evenings with friends and family. Laid to patio, shingle and well-tended lawn, the garden is well-stocked with numerous plant beds and enjoys a wood effect storage shed. Gate access leads out to the garage.

En Bloc Garage

With up and over door.

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 onto Shipdham Road and take the right hand turn just after the store into Hillcrest Avenue. 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

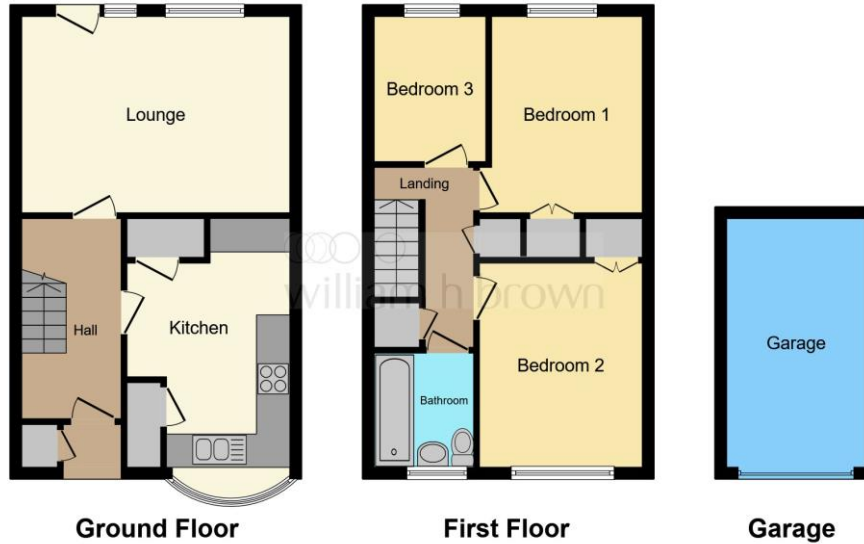
Hillcrest Avenue, Dereham

- 3 Bedroom Mid-Terraced House
- Beautifully Presented Throughout
- Inviting Lounge/Diner
- Gas Fired Central Heating
- Double Glazed Windows Throughout
- Enclosed, Well-Manicured Rear Garden
- En Bloc Garage To Rear
- Popular Location With Amenities Close By

Tenure: Freehold EPC Rating: C

offers in excess of

£220,000



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:
DRM114931 - 0003

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