



Geneva Walk, Dereham, NR19 1XT

welcome to

Geneva Walk, Dereham

CALL US TODAY! A 3 bedroom end-terraced house, offered for sale with NO ONWARD CHAIN, and occupying a tucked away position within a well-established development in Toftwood. Boasting a fitted kitchen, generous 18' lounge, en suite facilities, gardens & 2 allocated parking spaces!



Description

We are excited to present to the market this 3 bedroom end-terraced house, situated within a popular residential development in Toftwood, enjoying communal grounds and situated within easy reach of local amenities.

Briefly, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, fitted kitchen and a generously-proportioned lounge with sliding doors to the rear garden. This is complemented on the first floor by the master bedroom with en suite shower room, two further 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 is an enclosed rear garden, together with two allocated parking spaces.

This home will be appealing to an assortment of buyers including first time buyers, downsizers, retirees and investors alike! NO ONWARD CHAIN!

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, opening 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, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

Kitchen

9' 8" x 7' (2.95m x 2.13m)

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



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Lounge

18' 3" x 14' 8" (5.56m x 4.47m)

With fitted carpet flooring, radiators, double glazed window to side aspect and double glazed sliding patio doors opening to the rear garden.

First Floor Landing

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

Master Bedroom

11' 7" x 11' 3" (3.53m x 3.43m)

With fitted carpet flooring, radiator, double glazed windows to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash basin, walk-in shower cubicle, part tiled walls, wood effect flooring and double glazed obscure glass window to front aspect.

Bedroom Two

10' 8" x 8' 1" (3.25m x 2.46m)

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

Bedroom Three

9' x 6' 4" (2.74m x 1.93m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

The property of the property is partially enclosed by mature hedging, together with lawn and paved patio pathway leading to the main entrance and side gate.

The enclosed, split-level rear garden is laid predominately to lawn with a paved patio seating area, ideal for outside entertaining, together with mature shrubs and trees.

Agents Note

We understand this property is subject to an annual management charge of approximately £230.55 for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

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 Shipdham Road and take the right hand turn into Stone Road. Continue to the far end and take the left hand turn into Hillcrest Avenue. Take the first left hand turn into Luxembourg Way and proceed to the bottom of Luxembourg Way and park. Proceed on foot along Geneva Walk and the property can be found on the right hand side.

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Geneva Walk, Dereham

- NO ONWARD CHAIN!
- 3 Bedroom End-Terraced House
- Sizeable 18' Lounge
- Cloakroom, En Suite And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Front And Rear Gardens
- 2 Allocated Parking Spaces
- Popular Toftwood Development

Tenure: Freehold EPC Rating: D

£220,000



Ground Floor



First Floor

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:
DRM116499 - 0002

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