



William Cowper Close, Dereham, NR19 1LT

welcome to

William Cowper Close, Dereham

A well-proportioned 3 bedroom semi-detached house, located within a well-established development in Toftwood, close by to local amenities and schools. The presentable property boasts a fitted kitchen/dining room, separate utility, conservatory, south facing rear garden, generous parking & garage!!



Description

We are pleased to present to the market this perfect family-sized home, located within close proximity of Toftwood's amenities, facilities, bus routes and schools. The property offers 3 good sized bedrooms and enjoys spacious living accommodation throughout.

In brief, the internal ground floor accommodation comprises; large entrance porch, entrance hall, inviting lounge with central fireplace, fitted kitchen/dining room with integrated appliances, conservatory, further inner hallway with cloakroom w.c and utility room. This is complemented on the first floor by three bedrooms and family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the property is approached by a large shingle driveway providing a wealth of off road parking and access to the integral garage, together with an enclosed, south facing rear garden with space for outside entertaining and relaxing.

Internal and external viewings are highly recommended on this sizeable semi-detached house, appealing to an assortment of buyers!

The Accommodation

UPVC double glazed doors opening to;

Entrance Porch

With tiled flooring, double glazed windows surrounding, door opening to inner hallway and further door opening to;

Entrance Hall

With fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, door opening to kitchen/dining room and further door opening to;

Lounge

12' 9" x 11' 9" (3.89m x 3.58m)

With fitted carpet flooring, central gas fireplace with tiled hearth and double glazed window to front aspect.

Kitchen/Dining Room

19' 8" x 11' 9" (5.99m x 3.58m)

A range of wall and base units complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, built-in electric eye-level double oven, inset electric hob with extractor hood over, integrated dishwasher, breakfast bar, built-in storage cupboard, tiled flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect, opening to inner hallway and further opening to;

Conservatory

9' 6" x 7' 2" (2.90m x 2.18m)

UPVC and brick build with tiled flooring, double glazed windows surrounding and double glazed French style doors opening to the rear garden.

Inner Hallway

With tiled flooring, radiator, personal door access to the integral garage, door opening to utility and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled walls, tiled flooring and double glazed obscure glass window to side aspect.

Utility Room

9' 10" x 6' 2" (3.00m x 1.88m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, space for free standing fridge freezer, space and plumbing available for washing machine and tumble dryer, wood effect flooring and double glazed window to rear aspect.

First Floor Landing

With fitted carpet flooring, double glazed window to side aspect and doors opening to all bedrooms and bathroom.

Bedroom One

15' 1" x 11' 9" (4.60m x 3.58m)

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

Bedroom Two

12' 9" x 12' 1" (3.89m x 3.68m)

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

Bedroom Three

9' 2" x 8' 10" (2.79m x 2.69m)

With fitted carpet flooring, built-in storage cupboard, 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, tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass windows to rear aspect.

Outside

The property is approached from the road by a shingle driveway which provides generous off road parking for several cars and access to the integral garage. A paved pathway leads to the main entrance and low level brick wall and timber fencing partially encloses the front.

The south facing rear garden is laid predominately to lawn with a paved patio seating area, ideal for outside entertaining, together with shrub beds, gated access to the further sheltered seating area laid to artificial lawn, timber storage shed and fully enclosed by timber fencing, providing privacy to the home.

Integral Garage

With power, lighting and up and over door to front aspect.

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.



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William Cowper Close, Dereham

- Extremely Spacious 3 Bedroom Semi-Detached House
- Open Plan Fitted Kitchen/Dining Room
- Separate Utility Room
- Welcoming Lounge And Conservatory
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed, South Facing Rear Garden
- Ample Off Road Parking And Integral Garage
- Popular Development In Toftwood

Tenure: Freehold EPC Rating: C

£280,000



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



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Property Ref:
DRM116161 - 0003

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