



Laburnum Crescent, Dereham, NR19 1LZ

welcome to

Laburnum Crescent, Dereham

****SPACIOUS GARAGE/WORKSHOP**** A 2 bedroom detached bungalow, offered for sale with NO ONWARD CHAIN, and occupying a pleasant setting within a well-regarded development in Toftwood. The property offers scope for further enhancement & improvement, with conservatory, driveway parking & more...



Description

We are pleased to present to the market this sizeable 2 bedroom detached bungalow, located within a popular development in Toftwood, close by to local amenities and facilities.

The property offers scope for further modernisation & improvement, comprising; entrance hall, fitted kitchen, lounge with gas fireplace, conservatory, 2 bedroom both with built-in wardrobes and wet room. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

Outside, there is a gated shingle driveway which offers generous off road parking for up to three cars, alongside a 24' garage/workshop with great potential. Furthermore, there is an enclosed rear garden laid predominantly to shingle and patio.

Offered for sale with NO ONWARD CHAIN, viewings are essential!

The Accommodation

Double glazed entrance door opening to;

Entrance Hall

With tiled flooring, radiator and doors opening to all rooms.

Kitchen

10' 6" x 11' (3.20m x 3.35m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob with extractor hood, space for fridge freezer, space and plumbing available for washing machine, wall-mounted boiler, tiled flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and double glazed external door opening to the side aspect.

Lounge

14' 4" x 14' 4" (4.37m x 4.37m)

With laminate flooring, gas fireplace with decorative surround, TV point, radiators, double glazed windows to side aspect and double glazed sliding doors opening to;

Conservatory

14' 6" x 10' 8" (4.42m x 3.25m)

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

Bedroom One

10' 5" x 12' 3" + wardrobes (3.17m x 3.73m + wardrobes)

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

Bedroom Two

10' 4" x 7' 6" (3.15m x 2.29m)

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

Wet Room

Three piece suite comprising low level w.c, hand wash basin, electric shower, vinyl flooring, radiator and double glazed obscure glass window to side aspect.

Outside

The property is approached by a gated shingle driveway, which offers generous off road parking for up to three cars and access to the garage/workshop. Timber fencing and low level brick wall further encloses the home, providing security and gate access leads to the rear garden.

The enclosed rear garden is laid predominately to shingle and patio, for ease of maintenance, together with a raised pond (which has been emptied), mature shrub beds and personal door access to the garage/workshop.

Garage/Workshop

24' 5" x 14' 8" (7.44m x 4.47m)

Versatile space with power, lighting, dual aspect timber framed windows, personal door access to side aspect and up and over door to front aspect.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham and offering easy access onto the A47. 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 left hand turn into School Lane. Take the right hand turn into Boyd Avenue and at the t-junction, turn left and then turn right onto Laburnum Crescent. 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

Laburnum Crescent, Dereham

- NO ONWARD CHAIN
- 2 Bedroom Detached Bungalow
- Lounge And Conservatory
- Potential To Enhance & Improve Throughout
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed Rear Garden
- Gated Driveway And Spacious Garage/Workshop
- Well-Regarded Development

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



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:
DRM116092 - 0006

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