



Andrew Goodall Close, Dereham, NR19 1SP

welcome to

Andrew Goodall Close, Dereham

A well-proportioned 3 bedroom link-detached house, occupying a prominent corner plot within this popular residential development in Toftwood. The presentable home boasts a 27' triple aspect lounge, kitchen/dining room, separate utility, en suite facilities, wrap-around garden, parking & garage!



Description

We are extremely pleased to present to the market this 3 bedroom link-detached family home, located within an established development in the heart of Toftwood.

In brief, the internal ground floor accommodation comprises; entrance hall with stairs rising to first floor landing, remarkable 27' triple aspect lounge, fitted kitchen with integrated appliances, open plan access to dining room and separate utility room. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, two further 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 is a brickweave driveway which provides off-road parking and access to the garage. To the rear, there is a privately enclosed rear garden with space for outside entertaining.

An internal inspection is essential to fully appreciate the accommodation and location offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With wood effect flooring, stairs rising to first floor landing, radiator, door opening to kitchen and further door opening to;

Lounge

27' 1" x 14' 6" max (8.26m x 4.42m max)

Triple aspect room with wood effect flooring, two radiators, double glazed windows to front, side and rear aspects and double glazed door opening to the rear garden.

Kitchen/Dining Room

17' 8" x 9' 6" (5.38m x 2.90m)

A range of wall and floor mounted units with quartz work tops over, undermount 1.5 sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset electric hob with extractor hood over, integrated dishwasher, space for free standing fridge freezer, tiled flooring, under stairs storage cupboard, radiator, double glazed window to front aspect, French doors opening to the rear garden and opening to;

Utility Room

6' 9" x 8' 7" (2.06m x 2.62m)

A range of wall and floor mounted units with quartz work tops over, inset stainless steel with mixer tap, tiled splashbacks, space for washing machine and tumble dryer, tiled flooring, radiator, double glazed window to rear aspect and double glazed external doors opening to front and rear aspects.

First Floor Landing

With fitted carpet flooring, loft access, radiator and doors opening to all bedrooms and family bathroom.

Master Bedroom

12' 5" x 9' 3" (3.78m x 2.82m)

With fitted carpet flooring, built-in wardrobes, radiator, double glazed window to side aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, radiator and heated towel rail.

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

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

Bedroom Three

12' 7" x 8' 9" (3.84m x 2.67m)

With fitted carpet flooring, airing cupboard housing hot water tank, radiator and two double glazed windows to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath, under-cabinet lighting, tiled walls, tiled flooring, radiator, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is approached by a brickweave driveway which provides off-road parking and access to the garage.

The wrap-around garden is laid predominantly to well-tended lawn with brickweave and charming patio seating area, ideal for outside entertaining. The garden is fully enclosed by brick wall and timber fencing, adding privacy to the home and gated access leads to the rear aspect.

Garage

With power, lighting, personal door access from the garden and up and over door to front.

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 are regular bus services to Dereham, which is about one and a half miles away and the City of Norwich. 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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welcome to

Andrew Goodall Close, Dereham

- Spacious 3 Bedroom Link-Detached House
- 27' Triple Aspect Lounge
- Fitted Kitchen/Dining Room + Separate Utility Room
- Master Bedroom En Suite Facilities
- Gas Fired Central Heating And Double Glazed Windows
- Privately-Enclosed Rear Garden
- Off-Road Parking And Garage

Tenure: Freehold EPC Rating: C

guide price

£280,000 - £300,000



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:
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