



William Way, Dereham, NR19 1TQ

welcome to

William Way, Dereham

****CALLING FIRST TIME BUYERS!**** A 2 double bedroom end-terraced house, offered for sale with NO ONWARD CHAIN, and located within a popular development in Toftwood, close to local amenities. The property boasts a 18' lounge, fitted kitchen, low maintenance gardens & 2 allocated spaces!



Description

We are excited to present to the market this well-presented end-terraced house, occupying a pleasant location within this residential area of Toftwood, close by to local amenities and facilities.

In brief, the internal ground floor accommodation comprises; spacious lounge and fitted kitchen with some integrated appliances and access to the rear garden. This is complemented on the first floor by two generous double bedrooms and the modern fitted family bathroom.

Coupled with the accommodation, the property benefits from gas fired central heating and double glazed windows throughout. Outside, there are low maintenance gardens to both aspects, together with two allocated parking spaces within the communal parking area, adjacent to the home.

A full internal inspection is highly recommended to fully appreciate the accommodation and location offered for sale.

The Accommodation

Double glazed external entrance door opening to;

Lounge

18' 1" x 12' 2" (5.51m x 3.71m)

With wood effect flooring, radiator, double glazed window to front aspect and door opening to;

Kitchen

12' 2" x 10' 8" (3.71m x 3.25m)

A range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with extractor hood over, integrated dishwasher and fridge freezer, space for washing machine, tiled flooring, inset ceiling spotlights, breakfast bar, radiator, stairs rising to first floor landing, double glazed window to rear aspect and double glazed external door opening to the rear garden.

First Floor Landing

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

Bedroom One

12' 11" x 10' 10" (3.94m x 3.30m)

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

Bedroom Two

12' 2" x 7' 7" (3.71m x 2.31m)

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

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath with shower over, part tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

At the front of the property, you'll find a shingle area, offering a low-maintenance entertaining area. This area is privately enclosed by mature hedging and trees, providing a sense of privacy and defining the property's boundary. Paved pathways lead to the main entrance and side gate.

Additionally, the property comes with the convenience of two allocated parking spaces.

To the rear, there is an inviting rear garden, laid predominately to artificial turf and patio, for ease of maintenance and offering space for outdoor activities, dining and relaxing. Together with raised flower beds and timber fencing enclosing the home.

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 under the flyover along Shipdham Road and take the right hand turn into Hillcrest Avenue. Proceed until you reach William Way on the right, turn and proceed around to the left onto the communal car park.



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welcome to

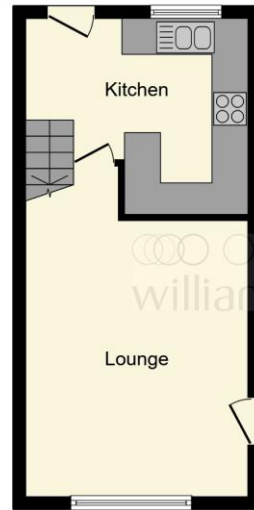
William Way, Dereham

- NO ONWARD CHAIN!
- Presentable End-Terraced House
- Offers 2 Doubles Bedrooms
- Welcoming 18' Lounge
- Stylish Family Bathroom
- Low Maintenance, Enclosed Gardens
- 2 Allocated Parking Spaces
- Popular Residential Area

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£200,000



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



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Property Ref:
DRM116633 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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