



Brunswick Close, Dereham, NR19 1XW

welcome to

Brunswick Close, Dereham

35 Brunswick Close, Dereham, NR19 1XW.

We are acting in the sale of the above property and have received an offer of £150,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With wooden flooring, stairs rising to first floor landing, 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, tiled effect flooring and double glazed obscure glass window to side aspect.

Kitchen

8' 9" x 5' 3" (2.67m x 1.60m)

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 electric oven, inset gas hob with concealed extractor, space for fridge freezer, plumbing available for washing machine, tiled flooring and double glazed window to front aspect.

Lounge/Diner

13' 5" x 12' 5" (4.09m x 3.78m)

With wooden flooring, built-in storage cupboard and double glazed sliding patio door opening to the rear garden.

First Floor Landing

With wooden flooring, loft access and doors opening to all bedrooms and bathroom.

Bedroom One

11' x 9' 1" (3.35m x 2.77m)

With wooden flooring, built-in wardrobe and double glazed window to rear aspect.

Bedroom Two

9' 3" x 6' 7" (2.82m x 2.01m)

With wooden flooring, built-in wardrobe, airing cupboard housing hot water tank and double glazed window to front aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, wooden flooring and shaver light.

Outside

To the front, there is a small enclosed garden with mature shrubberies and a paved patio pathway leading to the main entrance. Adjacent to the property, there is an allocated parking space.

The rear garden is fully enclosed by timber fencing and brick wall which provides privacy to the home. Mature shrubberies surround the garden and a patio area offers outside seating space.

Agents Note

We understand this property is subject to an annual management charge 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.



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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welcome to

Brunswick Close, Dereham

- NO ONWARD CHAIN - HUGE POTENTIAL THROUGHOUT!
- 2 Bedroom Mid-Terraced House
- Cloakroom W.C And Bathroom
- Double Glazed Windows
- Enclosed, Mature Gardens

Tenure: Freehold EPC Rating: C

£150,000



directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the right hand turn into Stone Road. Continue along Stone Road and take the second left hand turn into Hillcrest Avenue. Take the left hand turn into Brunswick Close and follow the road, where the property can be found, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116653 - 0003

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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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