

# 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" (  $4.09m \times 3.78m$  ) 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" (  $2.82m \times 2.01m$  ) 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.fcoalagent.com



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## 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:

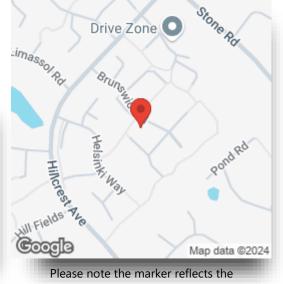
Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the right hand turn into Stone Road. Continue along Stone Road and take the second left hand turn into Hillcrest Avenue. Take the left hand turn into Brunswick Close and follow the road, where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





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postcode not the actual property



Property Ref: DRM116653 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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