



Philip Place, Dereham, NR19 1SH

welcome to

Philip Place, Dereham

Make This Home Your Own! A 1 double bedroom semi-detached bungalow, offered for sale with no onward chain and located within a quiet cul-de-sac with a peaceful outlook over the nature reserve. With scope to further enhance and modernise, the property boasts gardens & en bloc garage!



Description

William H Brown are pleased to present to the market this 1 double bedroom semi-detached bungalow, which enjoys a secluded position within a quiet cul-de-sac in Toftwood. The property sits adjacent to Toftwood's Nature Reserve and benefits from local amenities and bus routes.

In brief, the internal accommodation comprises; welcoming 15' lounge, inner hallway with convenient storage space, kitchen with space for appliances, double bedroom with built-in wardrobes and a wet room. Outside, there is a rear garden which is privately enclosed, together with an en bloc garage with further parking space provided. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

This home is suitable for all and offers scope to further enhance and modernise throughout. Arrange your viewing today!

The Accommodation

Double glazed external entrance door opening to;

Lounge

15' x 11' 1" (4.57m x 3.38m)

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

Inner Hallway

With wood effect flooring, built-in storage cupboard, loft access, doors opening to remaining rooms and double glazed external door opening to the rear garden.

Kitchen

12' 7" x 8' 8" (3.84m x 2.64m)

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, space for electric cooker, space for free standing fridge freezer, space and plumbing available for washing machine and tumble dryer, tiled flooring, radiator and double glazed window to rear aspect.

Bedroom

14' 2" x 8' 4" (4.32m x 2.54m)

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, shower, part tiled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property offers a secluded position within this maturing cul-de-sac with a variety of mature shrubbery providing natural greenery and privacy. The home further benefits from peaceful views over Toftwood Nature Reserve and a paved patio pathway leads to the front entrance.

Stepping out to the privately enclosed rear, the garden is laid predominately to lawn with a paved patio seating area, perfect for outside entertaining. Mature shrubberies surround the home which add to the security of the property.

En Bloc Garage

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 is a regular bus service to Dereham, which is about one and a half miles away. Dereham town itself boasts further shopping facilities and large supermarkets, together with 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.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.



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

Philip Place, Dereham

- 1 Bedroom Semi-Detached Bungalow
- Peaceful Outlook Of Toftwood Nature Reserve
- Privately Enclosed Rear Garden
- Parking Available And En Bloc Garage
- Well-Established Residential Area
- No Onward Chain

Tenure: Freehold EPC Rating: D

guide price

£190,000 - £200,000



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 Chapel Lane. Continue to the bottom, turning right into George Eliot Way and take the left hand turn into Watersfield Way. Proceed along, taking the left hand turn into Philip Place and continue to the bottom. Park and proceed on foot and the property can be found on the right hand side, 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:
DRM116739 - 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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