



Laburnum Crescent, Dereham, NR19 1LZ

welcome to

Laburnum Crescent, Dereham

BE QUICK TO VIEW! A well-proportioned 2 bedroom ground floor flat, ideally located within reach of local amenities and facilities. Offered for sale with NO ONWARD CHAIN and boasting a fitted kitchen & bathroom, enclosed rear garden & en bloc garage!



Description

William H Brown are pleased to present to the market this deceptively spacious 2 bedroom ground floor flat, located within a popular residential development in Toftwood, close by to amenities, schools, bus routes and A47 routes.

In brief, the internal accommodation comprises; entrance porch, welcoming lounge, long entrance hall which leads to the rear aspect, fitted kitchen with space for appliances, two bedrooms and the bathroom suite. Outside, there is an enclosed rear garden which provides access to the side aspect and to the en bloc garage. There is also a communal parking area to the front of the property. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Offered for sale with NO ONWARD CHAIN, and appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, this property must be viewed to fully appreciate the quality and accommodation on offer!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Wood effect flooring, door opening to;

Lounge

14' 4" x 9' 8" (4.37m x 2.95m)

Wood effect flooring, electric heater, double glazed window to front aspect, door opening to;

Inner Hallway

Tiled flooring, airing cupboard housing hot water tank, loft access, electric heater, double glazed external door opening to the rear garden, doors opening to all remaining rooms.

Kitchen

8' 5" x 8' 2" (2.57m x 2.49m)

A range of fitted wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, space for fridge, plumbing available for washing machine, tiled flooring, double glazed window to side aspect.

Bedroom One

14' 4" x 9' 1" (4.37m x 2.77m)

Fitted carpet flooring, electric heater, double glazed window to side aspect.

Bedroom Two

11' 1" x 7' 1" (3.38m x 2.16m)

Wood effect flooring, electric heater, double glazed window to front aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, tiled flooring, heated towel rail, double glazed obscure glass window to rear aspect.

Outside

The rear garden is enclosed by timber fencing and is laid predominately to lawn with paved patio pathways surrounding. Gate access leads to the side aspect and personal door leads to;

En Bloc Garage

Power, lighting, personal door access, 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 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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the left hand turn into School Lane. Take the right hand turn into Boyd Avenue and the property can be found at the end of the road, identified by our William H Brown 'For Sale' board.



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welcome to

Laburnum Crescent, Dereham

- No Onward Chain
- Spacious 2 Bedroom Ground Floor Flat
- Fitted Kitchen And Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Enclosed Rear Garden
- Communal Parking Area And En Bloc Garage
- Popular Residential Area In Toftwood

Tenure: Freehold EPC Rating: D

guide price

£150,000 - £160,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116509 - 0004

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.

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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