



Hillcrest Avenue, Dereham, NR19 1TD

welcome to

Hillcrest Avenue, Dereham

> > NO ONWARD CHAIN! This two bedroom semi-detached bungalow offers an extended living/diner, conservatory, driveway, garage and a lovely rear garden. This rare gem is not to be missed, call today to arrange your viewing and avoid disappointment!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, radiator, doors opening to dining room, both bedrooms, shower room and opening to;

Kitchen

11' 1" x 10' max (3.38m x 3.05m max)

Fitted kitchen with a range of wall and base units having work surfaces over, inset 1.5 bowl sink and drainer, space for fridge freezer, space and plumbing for washing machine and dishwasher, space for gas cooker. Double glazed window to front aspect, tiled flooring, smooth ceiling and coving.

Dining Room

12' 10" x 11' 11" (3.91m x 3.63m)

Spacious room with fitted carpet flooring, radiator with cover and archway opening to;

Living Room

12' 3" x 13' 11" (3.73m x 4.24m)

Fitted carpet flooring, central electric fireplace with tiled hearth, radiator, double glazed window to side aspect and double glazed sliding doors opening to;

Conservatory

10' 7" x 6' 6" (3.23m x 1.98m)

UPVC build with tiled flooring, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

Bedroom One

11' 5" x 8' 1" (3.48m x 2.46m)

Fitted carpet flooring, built-in triple wardrobe, loft access, radiator and double glazed window to rear aspect.

Bedroom Two

7' 7" x 7' 5" (2.31m x 2.26m)

Fitted carpet flooring, TV point, radiator and double glazed window to front aspect.

Shower Room

Modern shower room with double shower cubicle, low level WC, wash hand basin, towel rail, extractor fan. Tiled floor and walls.

Outside

The property is approached from the road by a brickweave driveway which provides off-road parking and access to the single garage. The remainder of the front is laid to shingle, for ease of maintenance, and provides pathway access to the main entrance and side gate.

The enclosed, well-tended rear garden is laid predominantly to lawn with charming patio seating areas surrounding, perfect for outside entertaining and relaxing. Within the grounds, are vibrant plant borders, together with personal door access to the single garage.

Garage

19' 1" x 9' (5.82m x 2.74m)

Up and over door, personal door to the garden, power and lighting.

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.

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

Hillcrest Avenue, Dereham

- No Onward Chain
- Two Bedroom Semi-Detached Bungalow
- Extended Living/Dining room
- Modern Kitchen and Shower Room
- Driveway and Garage
- Conservatory
- Lovely Rear Garden
- Internal Viewings Essential!

Tenure: Freehold EPC Rating: D

£210,000



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 Hillcrest Avenue. Follow the road around to the right and the property will be found on the left 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:
DRM116721 - 0003

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