



Geneva Walk, Dereham, NR19 1XT

welcome to

Geneva Walk, Dereham

>> VIEW NOW! A well-presented 2 bedroom mid-terraced house, offering a tucked-away position within this popular residential development in Toftwood. The property boasts a ground floor cloakroom, fitted kitchen, 13' lounge, enclosed rear garden & allocated parking. Perfect home for first time buyers!



Description

We are pleased to present to the market this welcoming 2 bedroom mid-terraced house, offering a quiet position within this popular development in Toftwood, enjoying communal grounds, Toftwood Pond Park and situated within easy reach of local amenities and facilities.

In brief, the internal ground floor accommodation comprises; entrance hall, cloakroom w.c, fitted kitchen with space for appliances and the welcoming lounge with double glazed sliding doors opening to the rear garden. This is complemented on the first floor by two bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, there is a small lawned front garden with a brick built storage shed, an enclosed rear garden with space for outside entertaining, together with an allocated parking space which can be found behind the home.

This home will be appealing to an assortment of buyers including first time buyers, downsizers, retirees and investors alike!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, archway opening to the kitchen, door opening to the lounge and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, wood effect flooring and double glazed obscure glass window to side aspect.

Kitchen

8' 8" x 5' (2.64m x 1.52m)

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, extractor hood, space for fridge freezer, space for washing machine, wood effect flooring and double glazed window to front aspect.

Lounge

13' 2" x 12' 3" (4.01m x 3.73m)

Wood effect flooring, under stairs storage cupboard, radiator and double glazed sliding patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, loft access and doors opening to both bedrooms and family bathroom.

Bedroom One

12' 4" x 8' 7" (3.76m x 2.62m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Two

12' 2" max x 6' 3" (3.71m max x 1.91m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath, part tiled walls, wood effect flooring and radiator.

Outside

The front of the property is laid to lawn with a paved patio pathway leading to the main entrance, together with mature hedging creating a touch of privacy and a brick built storage shed for convenience.

The enclosed rear garden is laid predominately to lawn with a paved patio seating area, ideal for outside entertaining, together with plant beds and mature shrubberies.

Agents Note

We understand this property is subject to an annual management charge of approximately £150.00 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.

directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along Shipdham Road and take the right hand turn into Stone Road. Continue to the far end and take the left hand turn into Hillcrest Avenue. Take the first left hand turn into Luxembourg Way and proceed to the bottom of Luxembourg Way and park. Proceed on foot along Geneva Walk and the property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

Geneva Walk, Dereham

- 2 Bedroom Mid-Terraced House
- Well-Presented Throughout
- Cloakroom W.C And Family Bathroom
- Gas Fired Central Heating
- Double Glazed Windows
- Front And Rear Gardens
- 1 Allocated Parking Space
- Ideal For First Time Buyers Or Buy-To-Let Investors!

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£160,000



Ground Floor



First Floor

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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Property Ref:
DRM116961 - 0007

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