



Wright Avenue, Dereham, NR19 1NH

welcome to

Wright Avenue, Dereham

Immaculate, Extended Home! A stylish 3 bedroom link-detached bungalow, located within a well-regarded area of Toftwood. The modern accommodation boasts open-plan living, fitted kitchen with numerous integrated appliances, enclosed rear garden, driveway parking, garage & more!



Description

We are delighted to welcome to the market this beautifully presented, extended 3 bedroom link-detached bungalow, occupying a lovely position within this highly-regarded area of Toftwood, close by to local amenities, facilities, schools and bus routes.

In brief, the internal accommodation comprises; welcoming entrance hall, open-plan lounge/dining area, stylish fitted kitchen with a range of integrated appliances, three spacious bedrooms and the modern family bathroom suite. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, the low maintenance front offers off-road parking and access to the garage, alongside a privately-enclosed rear garden laid predominantly to lawn, and providing space to host family and friends.

This updated home offers generous living space alongside a beautifully landscaped garden, offering both comfort and practicality in a quiet, popular location.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, radiator, doors opening to all bedrooms, bathroom and further door opening to;

Dining Area

11' 1" x 16' 3" max (3.38m x 4.95m max)

Fitted carpet flooring, vertical radiator, door opening to the kitchen, and opening leading to;

Lounge

11' 4" x 15' 9" (3.45m x 4.80m)

Fitted carpet flooring, central electric fireplace with decorative surround, radiator and double glazed window to front aspect.

Kitchen

10' 7" x 10' (3.23m x 3.05m)

A well-equipped range of grey high gloss wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, integrated fridge, integrated washing machine, space for fridge freezer, wood effect flooring, vertical radiator, double glazed window to rear aspect and double glazed external entrance door opening to the side aspect.

Bedroom One

10' 10" x 12' 3" (3.30m x 3.73m)

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

Bedroom Two

10' 7" x 12' 3" (3.23m x 3.73m)

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

Bedroom Three

7' 4" x 8' 4" (2.24m x 2.54m)

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

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with rainfall shower over, part tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

To the front of the property, a hard standing driveway provides off-road parking and access to the garage. The remainder of the front is laid to shingle, for ease of maintenance, and offers additional parking space.

Stepping out to the beautifully landscaped rear, you are greeted by charming patio, perfect for outdoor entertaining, relaxing and dining within the warmer months of the year. The remaining garden space is laid to well-manicured lawn with decorative borders, and is enclosed by timber fencing which offers privacy and security.

Garage

Power, lighting, single glazed wooden window to rear aspect and electric roller door to front aspect.

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 under the flyover along Shipdham Road and take the right hand turn into Hillcrest Avenue. Continue along, taking the second right hand turn into Wright Avenue and the property can be found on the right hand side.



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welcome to

Wright Avenue, Dereham

- Immaculate Property in A Great Location
- Extended 3 Bedroom Link-Detached Bungalow
- Contemporary-Style Living Accommodation
- Open-Plan Lounge/Dining Area
- Modern Fitted Kitchen With Various Integrated Appliances
- Privately-Enclosed, Landscaped Rear Garden
- Off-Road Parking And Garage
- Popular Location, Close To Toftwood's Amenities

Tenure: Freehold EPC Rating: D
offers in the region of

£300,000



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:
DRM116100 - 0004

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