



Florence Walk, Dereham, NR19 1XG

welcome to

Florence Walk, Dereham

A generously-proportioned 3 bedroom end-terraced house, occupying a corner position within a popular development in Toftwood with local amenities close by. Boasting a ground floor cloakroom, great-sized lounge/diner, en suite facilities, enclosed rear garden, driveway parking and en bloc garage!!



Description

We are excited to present to the market this 3 bedroom end-terraced house, located within a popular development in Toftwood within easy reach of local amenities, bus routes and Toftwood Pond Park.

In brief, the internal ground floor accommodation comprises; entrance hall with stairs rising to first floor landing, convenient cloakroom w.c, fitted kitchen with space for a range of appliances and a generous 19' lounge/diner with sliding doors opening to the rear garden. This is complemented on the first floor by the master bedroom with built-in wardrobe space and en suite shower room, two further bedrooms and the family bathroom suite.

Outside, there is a driveway to the side of the home which offers off-road parking for 1 vehicle, together with an enclosed rear garden with direct access to the en bloc garage. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows.

Appealing to an assortment of buyers including first time buyers, investors, downsizers and small families alike, internal viewing is strongly advised!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, double glazed window to side aspect, archway to kitchen, door opening to lounge/diner and further door to;

Cloakroom

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

Kitchen

10' x 6' 9" (3.05m x 2.06m)

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

Lounge/Diner

19' 6" x 15' 1" (5.94m x 4.60m)

Fitted carpet flooring, two radiators and double glazed sliding patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, built-in storage cupboard, loft access, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

Master Bedroom

11' 6" x 9' 9" (3.51m x 2.97m)

Fitted carpet flooring, built-in wardrobe space, radiator, two double glazed windows to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, wall mounted hand wash basin, tiled splashbacks, walk-in shower cubicle, fitted carpet flooring, radiator and double glazed obscure glass window to front aspect.

Bedroom Two

11' x 8' 1" (3.35m x 2.46m)

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

Bedroom Three

9' x 6' 6" (2.74m x 1.98m)

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

Family Bathroom

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

Outside

The front of the property is laid to lawn and shingle, together with a paved pathway leading to the main entrance. To the side, there is a brickweave driveway which provides designated off-road parking for 1 vehicle.

The enclosed rear garden is laid predominately to lawn with a small patio area, mature shrubbery and personal door access to the en bloc garage.

Garage

Personal door access from rear garden and up and over door to front.

Agents Note

We understand this property is subject to an annual management charge of approximately £309.42 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 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 a Sports and 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.



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welcome to

Florence Walk, Dereham

- Sizeable 3 Bedroom End-Terraced House
- Generous 19' Lounge/Diner
- Fitted Kitchen And Bathroom
- Master Bedroom En Suite
- Gas Fired Central Heating And Double Glazed Windows
- Front And Rear Gardens
- Driveway Parking And En Bloc Garage
- Popular Residential Development In Toftwood

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£200,000



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



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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk