



Hawkins Drive, Dereham, NR19 1JE

welcome to

Hawkins Drive, Dereham

VENDOR FOUND A beautifully-presented 3 bedroom detached family home, built by the highly reputable Persimmon Homes in 2022. Located within the popular Foxley Park development in Toftwood, the home boasts a dual-aspect lounge, open-plan kitchen/diner, utility, gardens, driveway, garage & more!



Description

We are delighted to welcome to the market this fantastic 3 bedroom detached family-sized house, offered for sale in excellent decorative order and located within easy reach of local amenities and facilities. Built in 2022 by Persimmon Homes, the property benefits from the remainder of its NHBC warranty.

In brief, the internal ground floor accommodation comprises; welcoming entrance hall with stairs rising to first floor landing, inviting dual-aspect lounge with French doors opening to the garden space, open-plan kitchen/dining room with some integrated appliances, separate utility room and a cloakroom w.c. This is complemented on the first floor by the master bedroom with built-in wardrobes and en suite shower room, two further bedrooms and the family bathroom suite.

Outside, a brickweave driveway provides off-road parking and access to the single garage, together with an enclosed, well-maintained garden which offers space for outside entertaining. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Offering a 'move straight in' feel, this property must be viewed to fully appreciate the accommodation and quality offered for sale!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, built-in storage cupboard, radiator, door opening to kitchen/dining room and further door opening to;

Lounge

18' 4" x 9' 9" (5.59m x 2.97m)

Dual aspect room with fitted carpet flooring, radiator, double glazed window to front aspect and double glazed French doors opening to the garden.

Kitchen/Dining Room

18' 1" x 9' 4" (5.51m x 2.84m)

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl stainless steel sink with mixer tap, built-in electric oven, inset gas hob with splashback and extractor hood over, integrated dishwasher, space for free standing fridge freezer, tiled flooring, two radiators, dual aspect double glazed windows to front and side aspects, and door opening to;

Utility Room

6' x 5' 8" (1.83m x 1.73m)

A matching range of wall and floor mounted base units with complementary rolled edge work surfaces over, space for washing machine, cupboard housing wall-mounted boiler, tiled flooring, radiator, double glazed external door opening to the rear aspect, and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, tiled flooring, under stairs storage cupboard and radiator.

First Floor Landing

Fitted carpet flooring, radiator, double glazed window to rear aspect and doors opening to all bedrooms and family bathroom.

Master Bedroom

10' 4" x 10' 2" (3.15m x 3.10m)

Fitted carpet flooring, built-in wardrobes, radiator, double glazed window to front aspect and door opening to;

En Suite

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

Bedroom Two

10' 3" x 9' 5" (3.12m x 2.87m)

Fitted carpet flooring, radiator and dual aspect double glazed windows to front and side aspects.

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to side aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to side aspect.

Outside

The property occupies a prominent corner plot within this sought-after development. The frontage is laid predominately to well-tended lawn, complemented by shrub beds and a paved pathway leading to the main entrance. To the side of the property, there is a brickweave driveway which provides two off-road parking spaces and access to the detached single garage.

Stepping out to the privately-enclosed rear, the garden is beautifully-maintained, enhanced by sprawling lawn, shrub borders and paved pathways which lead to both side gates and to the detached garage.

Garage

Power, lighting, personal door access from the garden and up and over door to front.

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 further shopping facilities and large supermarkets, 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.



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welcome to

Hawkins Drive, Dereham

- Stylish 3 Bedroom Detached House
- Modern Kitchen/Dining Room And Separate Utility Room
- Remainder Of NHBC Guarantee
- Cloakroom, En Suite And Family Bathroom
- Privately-Enclosed, Well-Maintained Garden
- Driveway Parking And Detached Garage
- Prominent Position Within A Highly Sought-After Development

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

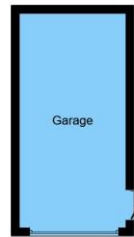
£279,950 - £289,950



Ground Floor



First Floor



Garage

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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:
DRM117328 - 0002

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