



**Stockholm Way, Dereham, NR19 1XF**



**welcome to**

## **Stockholm Way, Dereham**

An attractive 3 bedroom end-terraced house, positioned within a well-connected development in Toftwood, close by to Dereham town centre. The well-presented, efficient home boasts a ground floor cloakroom, kitchen/diner, conservatory, modern shower room, inviting garden, en bloc garage & more!



## Description

William H Brown are delighted to present to the market this well-presented 3 bedroom end-terraced home, positioned within a popular residential development offering convenient access to local amenities and facilities.

The property welcomes you with an inviting entrance hall featuring a recently installed composite front door, leading to a ground floor cloakroom, a modern fitted kitchen/diner ideal for family meals and entertaining, a welcoming lounge with stairs rising to the first floor landing, and direct access leading to the bright conservatory, providing additional living space and direct access to the rear garden. This is complemented on the first floor by three bedrooms and a contemporary shower room.

Externally, the property boasts a low-maintenance, private rear garden - perfect for outdoor relaxation within the warmer months of the year - and benefits from access to an en bloc garage along with a nearby visitor parking. There is also additional communal green space, enhancing the family-friendly appeal. This energy-efficient home is rated B, aided by solar panels and a newly installed boiler, and features double glazing throughout for added comfort and economy.

A fantastic opportunity not to be missed - early viewing is highly recommended!

## The Accommodation

External composite entrance door opening to;

### Entrance Hall

Wood effect flooring, inset ceiling spotlights, radiator, double glazed window to side aspect, doors opening to the kitchen/diner, lounge and further door opening 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/Diner

13' x 9' 6" ( 3.96m x 2.90m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in gas oven with gas hob and extractor hood over, space for American fridge freezer, space for washing machine, wall-mounted boiler, built-in storage cupboard, tiled flooring, radiator and dual aspect double glazed windows to front and side aspects.

### Lounge

16' 2" x 13' ( 4.93m x 3.96m )

Wood effect flooring, stairs rising to first floor landing and double glazed sliding doors opening to;

### Conservatory

10' 11" x 8' 3" ( 3.33m x 2.51m )

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

### First Floor Landing

Wood effect flooring and doors opening to all bedrooms and shower room.

### Bedroom One

13' x 9' 6" ( 3.96m x 2.90m )

Wood effect flooring, radiator and double glazed window to front aspect.

### Bedroom Two

12' 11" x 6' 9" ( 3.94m x 2.06m )

Wood effect flooring, built-in storage cupboard, radiator and double glazed window to rear aspect.

### Bedroom Three

9' 5" x 5' 11" ( 2.87m x 1.80m )

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

### Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, part tiled walls, wood effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

## Outside

This attractive home enjoys a prominent position with neat frontage, enhanced by shrub beds for added greenery.

To the rear, the property offers an enclosed, low-maintenance garden - ideal for relaxing or entertaining - with a mix of patio, artificial grass, and slate beds, a convenient storage shed for added convenience and gated access to the rear aspect.

The home further benefits from an en bloc garage located nearby, with additional visitor parking close at hand. The development itself features well-tended communal green spaces, adding to the peaceful environment.

## En Bloc Garage

Up and over door to front.

## Agents Note

We understand this property is subject to an annual service charge of approximately £300.00 - £350.00 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.



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## welcome to Stockholm Way, Dereham

- 3 Bedroom End-Terraced House
- Fitted Kitchen/Diner
- Welcoming Lounge And Conservatory
- Cloakroom W.C And Contemporary Shower Room
- Brand New Boiler, Double Glazing And Solar Panels
- Enclosed, Low-Maintenance Rear Garden
- En Bloc Garage And Visitor Parking Available
- Well-Regarded Development, Close By To Amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

# £220,000



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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Property Ref:  
DRM116343 - 0002

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