



Boyd Avenue, Dereham, NR19 1ND

welcome to

Boyd Avenue, Dereham

>> NO ONWARD CHAIN! An adaptable 3-bed semi-detached bungalow, located within a well-connected development in Toftwood. Featuring a lounge, conservatory, kitchen, bathroom, generous rear garden, driveway parking, garage & new gas boiler, with scope for enhancement & personalisation.



Description

Situated in a popular and well-established area of Toftwood with easy access to local amenities, this sizeable and flexible semi-detached bungalow offers comfortable single-level living with scope to enhance to a variety of lifestyles.

The property welcomes you with a long entrance hall, leading to a cosy lounge with sliding doors opening out to the rear garden. The kitchen offers functional space for a range of appliances and connects through to a convenient conservatory. There are three bedrooms, with bedroom one featuring fitted wardrobes, bedroom two currently used as a dining room, and a third ideal as a guest room, home office or study. A well-appointed family bathroom completes the accommodation.

Outside, the shingle driveway provides off-road parking and leads to a garage, while the low maintenance front garden is attractively planted. The generous, tree-lined rear garden enjoys privacy and is thoughtfully designed with patio and shingled areas, ideal for relaxing or entertaining.

Further benefits include a newly installed gas boiler, double glazed windows, and a highly desirable location perfect for downsizers, couples, or small families. Offered for sale with no onward chain - view now!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, loft access, radiator, doors opening to kitchen, all bedrooms, bathroom and door to;

Lounge

14' 8" x 14' 2" (4.47m x 4.32m)
Fitted carpet flooring, feature fireplace with tiled hearth and surround, built-in storage cupboard, radiator and double glazed sliding doors opening to the rear garden.

Kitchen

11' x 8' (3.35m x 2.44m)
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, space for electric oven, space for free standing fridge freezer, tiled flooring, radiator, double glazed window to rear aspect and door opening to;

Conservatory

11' 3" x 5' 2" (3.43m x 1.57m)
UPVC and brick build with tiled flooring, space for washing machine, space for tumble dryer, built-in storage cupboard, double glazed window to rear aspect and double glazed external door opening to the side aspect.

Bedroom One

12' 1" x 10' 3" (3.68m x 3.12m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two/Dining Room

10' 6" x 7' 10" (3.20m x 2.39m)
Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Three

9' 1" x 7' 10" (2.77m x 2.39m)
Fitted carpet flooring, radiator and double glazed window to side aspect.

Bathroom

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

Outside

The front of the property is approached by a shingle driveway which provides tandem off-road parking and access to the single garage. The remainder of the frontage is landscaped with levelled plant beds for added greenery, and a paved pathway leading to the main entrance and side gate.

Stepping out to the good-sized rear, the garden is laid predominately to patio, for ease of maintenance, which provides the perfect space for outdoor entertaining and dining. The remaining space features shingle, well-stocked plant beds, shrub borders and mature trees. Pathways lead around the garden space, alongside access to the garage.

Garage

Personal door to side and up and over door to front.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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.

directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the left hand turn into School Lane. Take the right hand turn into Boyd Avenue and at the t-junction, turn right, still Boyd Avenue. Turn left into Acacia Avenue then turn left at the end of the road. The property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



view this property online williamhbrown.co.uk/Property/DRM117492



welcome to

Boyd Avenue, Dereham

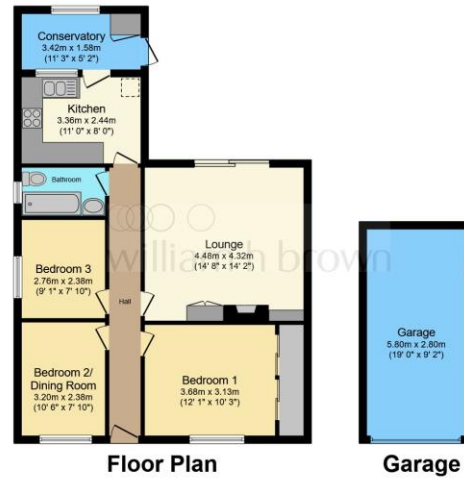
- **NO ONWARD CHAIN**
- Versatile 3 Bedroom Semi-Detached Bungalow
- Fitted Kitchen And Bathroom
- Adaptable 2nd Bedroom /Dining Room
- Newly Installed Gas Boiler And Double Glazed Windows
- Private, Well-Proportioned Rear Garden
- Shingle Driveway And Single Garage
- Popular Development Within Toftwood

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£190,000



Total floor area 90.7 m² (977 sq.ft.) approx

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

view this property online williamhbrown.co.uk/Property/DRM117492



Property Ref:
DRM117492 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk