



Hawkins Drive, Dereham, NR19 1JE

welcome to

Hawkins Drive, Dereham

A stunning 3-bed detached house, located within a sought-after development in Toftwood with local amenities close by. The modern home boasts the remainder of its NHBC warranty, contemporary kitchen/diner, 18' master bed with en suite, well-manicured rear garden, driveway, garage & much more!!



Description

Built in 2022 by Persimmon Homes and situated within the desirable Foxley Park development in Toftwood, this beautifully presented detached home enjoys the remainder of its NHBC warranty and benefits from local amenities close by.

The property welcomes you with an entrance porch leading to a bright and inviting lounge. From the inner hallway, stairs rise to the first floor, and a cloakroom adds convenience. At the heart of the home, the impressive 18' kitchen/dining room boasts integrated appliances and space for entertaining.

Upstairs, the master bedroom offers a generous footprint with a handy corner space for a desk and its own en suite. Two further well-proportioned bedrooms and a family bathroom complete the first floor. Outside, the property features a driveway and garage-currently used as a home gym. The enclosed rear garden is ideal for relaxing or hosting, with a lawn, decking, and shingle areas designed for easy enjoyment.

Immaculately presented throughout with modern living, this home is ready for its new owners to simply move in and start enjoying!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Fuse box, radiator and door opening to;

Lounge

15' 7" x 10' 4" (4.75m x 3.15m)

Fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

Inner Hallway

Fitted carpet flooring, stairs rising to first floor landing, door opening to kitchen/dining room 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 extractor.

Kitchen/Dining Room

18' 9" x 8' 2" (5.71m x 2.49m)

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces and upstands over, inset stainless steel sink with mixer tap, built-in electric oven, inset gas hob with splashback and extractor hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine, cupboard housing boiler, under stairs storage cupboard, wood effect flooring, radiator, double glazed window to rear aspect and double glazed French doors opening to the rear garden.

First Floor Landing

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

Master Bedroom

18' 10" x 9' (5.74m x 2.74m)

Fitted carpet flooring, radiator, three double glazed windows 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, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Bedroom Two

11' 4" x 7' 3" (3.45m x 2.21m)

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

Bedroom Three

11' 1" x 7' 3" (3.38m x 2.21m)

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, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Outside

The property is approached from the road by a brickweave driveway which provides off-road parking space and access to the single garage. The remainder of the frontage is complemented by lawn borders with plant beds, alongside a bespoke pathway which leads to the main entrance and side gate.

Stepping out to the beautifully landscaped rear, the garden is laid to sprawling lawn which provides space for outdoor activities and enjoyment. A decking area is perfect for relaxing within the warmer months of the year, alongside raised flower beds for added colour and a low-maintenance shingle area to the side with adaptable use. Timber fencing encloses the home for privacy and security.

Garage

16' 9" x 8' 1" (5.11m x 2.46m)

Power, lighting and up and over door to front.

Agents Note

We understand this property is subject to an annual management charge of approximately £170.00 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 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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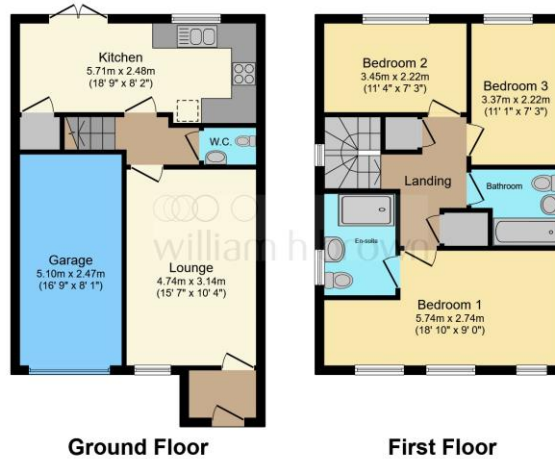
- Contemporary 3 Bedroom Detached House
- Open-Plan Kitchen/Diner With Integrated Appliances
- Impressive 18' Master Bedroom With En Suite
- Gas Fired Central Heating And Double Glazed Windows
- Remainder Of NHBC Guarantee
- Private, Beautifully Presented Garden
- Sufficient Driveway Parking And Garage
- Highly-Regarded Development In Toftwood

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£280,000



Total floor area 96.3 m² (1,036 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



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Property Ref:
DRM117585 - 0003

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