



Helsinki Way, Dereham, NR19 1XU

welcome to

Helsinki Way, Dereham

Stylish & spacious home! An inviting 3 bedroom terraced house, located within a popular development in Toftwood. Offering a modern kitchen, open-plan lounge/diner, master bedroom with walk-in wardrobe & en suite, low-maintenance garden & driveway - perfect blend of comfort & convenience!



Description

This beautifully presented and stylish 3 double bedroom terraced home offers modern living in a popular and well-connected development, conveniently positioned close to a range of local amenities and transport links. Thoughtfully designed, this home provides both comfort and practicality - ideal for families or professionals alike.

An inviting entrance hall welcomes you in, complete with a useful storage cupboard and cloakroom. The modern kitchen features striking contrasting cabinetry, a breakfast bar, five-burner gas hob, and space for multiple appliances - perfect for everyday use and entertaining. The spacious open-plan lounge/diner is the heart of the home, offering French doors opening onto the rear garden.

Upstairs, the first-floor landing leads to three double bedrooms, including a principal bedroom with a walk-in wardrobe and stylish en suite shower room. Two further well-sized bedrooms and a family bathroom complete the accommodation.

Outside, the property benefits from driveway parking and an enclosed, low-maintenance rear garden, ideal for relaxation and outdoor dining. Additional features include gas-fired central heating and double-glazed windows for year-round comfort and efficiency.

A perfect example of modern design and easy living, this home combines space, style, and convenience - a great choice for those looking to move straight in.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring built-in storage cupboard, radiator, archway to kitchen, double doors to lounge/dining room and further door to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to front aspect.



Kitchen

16' 4" x 7' 11" (4.98m x 2.41m)

A well-appointed range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, built-in eye-level electric oven, inset 5 burner gas hob with splashback and extractor hood over, integrated dishwasher, space for American fridge freezer, space for washing machine, space for tumble dryer, space for fridge, space for slimline wine cooler, wood effect flooring, inset ceiling spotlights, under-cabinet lighting, plinth lighting, breakfast bar, radiator and double glazed window to front aspect.

Lounge/Dining Room

21' 8" x 15' 10" (6.60m x 4.83m)

Wood effect flooring, stairs rising to first floor landing, inset electric fireplace, radiator, double glazed window to rear aspect and double glazed French doors with side panel opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard, radiator and doors opening to all bedrooms and family bathroom.

Master Bedroom

16' 10" x 10' (5.13m x 3.05m)

Fitted carpet flooring, walk-in wardrobe with radiator, further 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, walk-in shower cubicle, part tiled walls, tiled effect flooring, radiator and double glazed obscure glass window to front aspect.

Bedroom Two

12' 10" x 8' 10" (3.91m x 2.69m)

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

Bedroom Three

11' 6" x 6' 10" (3.51m x 2.08m)

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 heated towel rail.

Outside

The property is approached by a hard standing driveway which provides off-road parking. A bespoke pathway leads to the main entrance.

Stepping out to the privately-enclosed rear, the garden is laid predominately to artificial lawn for ease of maintenance, which provides an ideal space for outdoor entertaining. The garden is further enhanced by a decking seating area, perfect for dining and relaxing, alongside raised flower beds which add texture and depth, and a convenient storage shed.

Agents Note

We understand this property is subject to an annual management charge of approximately £232.14 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.



view this property online williamhbrown.co.uk/Property/DRM115992

welcome to

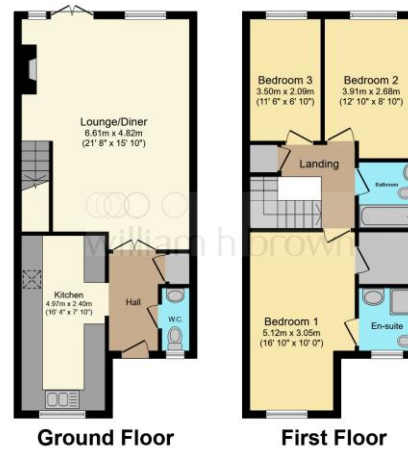
Helsinki Way, Dereham

- Attractive 3 Double Bedroom Mid-Terraced House
- Bold And Stylish Fitted Kitchen
- Impressive 21' Lounge/Diner With French Doors To Rear
- Master Bedroom With Walk-In Wardrobe And En Suite
- Convenient Cloakroom And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Private Low-Maintenance Rear Garden And Driveway Parking
- Popular Residential Area With Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£230,000



Total floor area 99.9 m² (1,075 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/DRM115992



Property Ref:
DRM115992 - 0002

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