



104 Hillcrest Avenue

Offers Over £260,000

A well presented three-bedroom detached bungalow situated in the popular area of Toftwood.

This property boasts a separate entrance hall, a spacious living room with the potential for patio doors to be added, fitted kitchen, plus the three bedrooms and family bathroom.

Outside, the bungalow offers ample off-street parking via a private driveway leading to garage.

To the rear, is a private rear garden, with laid to lawn grass, leading to flowerbeds and a rear patio area.

This property is offered with no onward chain.

Features

- Detached Bungalow
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Family Bathroom
- Own Drive to Garage
- Close to Bus Stops
- No Onward Chain

Services – Gas central heating. Mains water, drainage, and electricity are connected.

This property is being marketed by our Dereham office and the property reference is AD0123.



Situation

Toftwood is a residential district of Dereham situated approximately half a mile from the thriving town centre, to which there is a half hourly bus service. The property is also within walking distance to Toftwood Primary and Infant school. Dereham itself is a well-served Breckland market town and offers a great mixture of excellent independent shops.

Directions

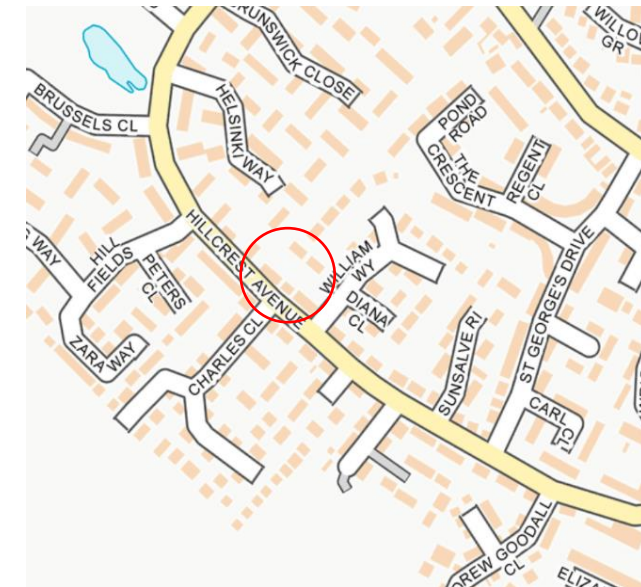
To find the property leave Dereham Market Place on Church Street and follow the road round onto St Withburga Lane. Continue onto Littlefields and then onto Mary Unwind Road, when at the junction take the right hand turning onto Baxter Row. Proceed onto Southend, followed by South Green, and at the junction take the right hand turning. Proceed into Toftwood and take the right hand turning onto Stone Road, followed by the left turning onto Hillcrest Avenue where the property

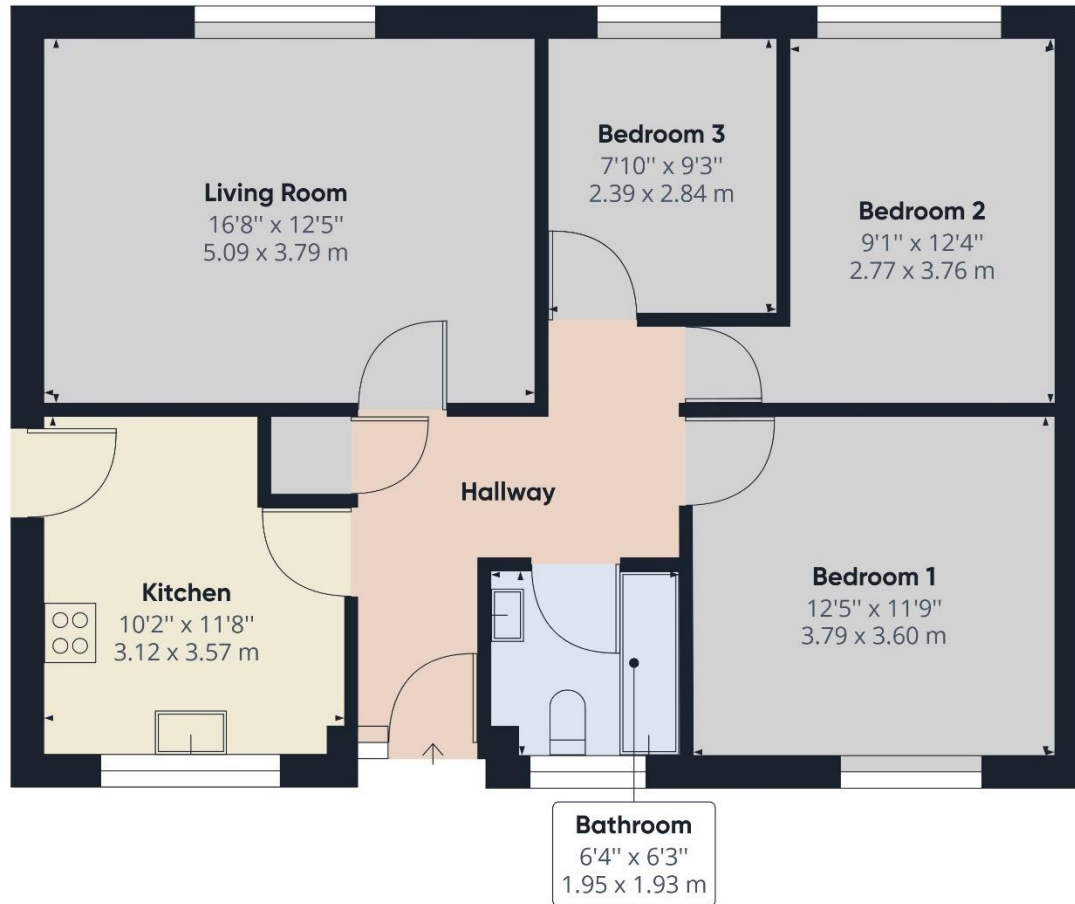


will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.






Approximate total area⁽¹⁾
816.38 ft²
75.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk