



7 Lavender Grove

Offers In Excess Of £350,000

A very spacious and extended four-double bedroom detached bungalow situated within the sought-after area of Toftwood, Dereham.

This property has been heavily extended and now boasts ample living space including a separate entrance hall, living room, dining room, and a fitted kitchen of which is complemented by a utility room.

There is also a spacious garden room overlooking the rear garden and would be an ideal hosting area.

Further on, there are four double bedrooms, with bedroom one benefitting from an en-suite shower room, along with a family bathroom that services the other bedrooms.

Outside, to the front, there is a laid grass area plus ample off-street parking via a private double width driveway leading to double gates to garage.

To the rear, is laid brick weave, plus a laid to lawn grass area with surround flowerbeds and shrubs, plus access to the garage.

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 AD0240.



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, national retailers, cafes and restaurants.

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 turning onto Chapel Lane. At the end of the road turn the left onto Larners Road, followed by the first right onto Lavender Grove where the property will be found on the left hand side.

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 area¹⁾
1482.84 ft²
137.76 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		
(69-80) C		82
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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