





## 37 Andrew Goodall Close

**Guide Price £280,000 - £290,000**

A well-presented and extended three-bedroom detached house situated in the popular area of Toftwood, Dereham.

You are welcomed by a separate entrance hall with adjacent ground floor cloakroom, a generous semi-open plan living room to dining area, plus a fantastic conservatory with a vaulted glass roof providing additional living space.

Further on, there is a fitted kitchen with a range of integrated appliances including double oven, gas hob, integrated fridge, and dishwasher.

The kitchen is complemented by a separate utility with recess for washing machine and tumble dryer; also providing internal access to the garage.

Upstairs, are the three bedrooms with two being double in size and one single, and are all serviced by a modern four-piece family bathroom. Bedroom one benefits from fitted wardrobes.

Outside, to the front, is off-street parking for three vehicles plus a garage with an 'up & over' door and power & lighting.

To the rear, is a private garden with a patio area, laid to lawn grass with surround flower beds and shrubs.

### Services

Gas central heating, boiler approx. 14 months old.  
Mains water, drainage, and electricity are connected.  
Double Glazed windows installed November 2023.





## 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 via Church Street, proceed into Littlefields and at the 'T' junction turn right into Southend. At the next 'T' junction turn right, proceed underneath the flyover and into Toftwood and take the right hand turning after the Post Office onto Hillcrest Avenue. Follow the road and take the 3rd left hand turning onto Andrew Goodall Close and turn left at T-junction, where the property can be found on the left hand side.

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

This property is being marketed by our Dereham office and the property reference is AD0284.

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.







Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

1155.61 ft<sup>2</sup>

107.36 m<sup>2</sup>

Reduced headroom

14.42 ft<sup>2</sup>

1.34 m<sup>2</sup>

(1) Excluding balconies and terraces

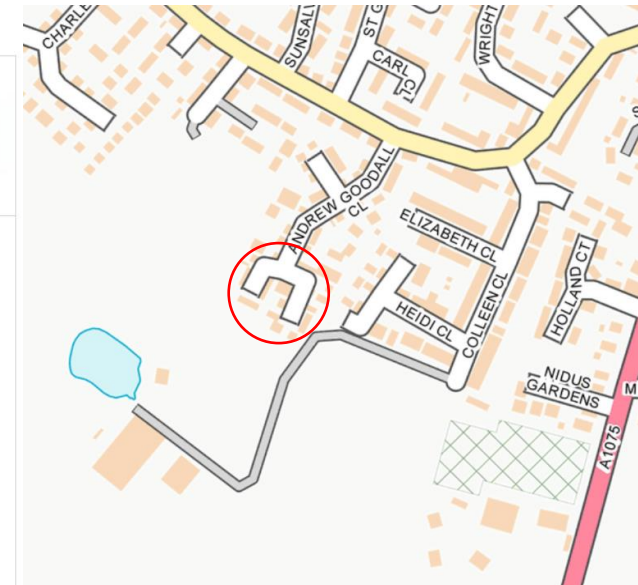
Reduced headroom

..... Below 5 ft/1.5 m


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

Calculations are based on RICS IPMS 3C standard.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

**PARSONS**  
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#### Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk