

PARSONS
— COMPANY —



10 Laburnum Crescent, Toftwood, Dereham, NR19 1LZ
£250,000



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Guide Price: £250,000 to £260,000 - A highly presented three-double bedroom semi-detached chalet style house situated in the sought-after area of Toftwood in Dereham. This property is ideal for a first-time buyer or a young family looking for walking distance to schools.

As you enter, there is a separate entrance hall with storage cupboard, adjacent is bedroom three/playroom, certainly big enough for a double bed. Next there is a generous open-plan living/dining room, with dual aspect windows front to back with patio doors to garden, further on there is a modern fitted kitchen with stylish units at base and eye level, complemented with a roll edge worktop.

Upstairs, are a further two double bedrooms to front and back, a box room with limited headspace currently a boiler/storage room and a re-fitted modern family bathroom suite. Outside, to the front, is a private driveway providing off-street parking for 2-3 vehicles with a driveway leading to a set back garage. To the rear, is a very pleasant, landscaped garden with a patio leading to laid grass and raised flowerbeds, toward the end of the garden is another patio/sitting area.

For room measurements please click on the floor plan option.

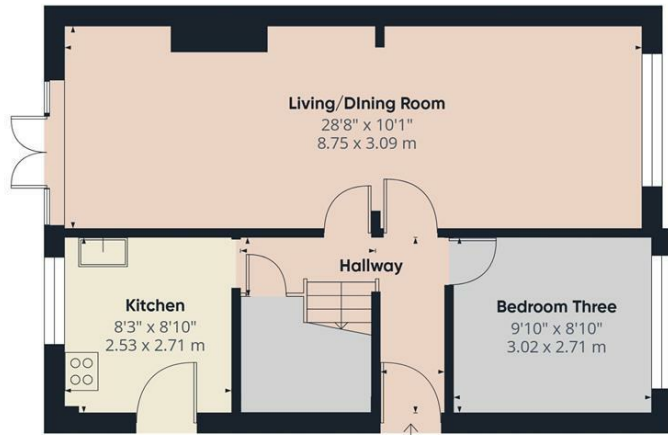
Description

Situation

null
Council Tax Band: C
Available:



Floor Plans



Ground Floor



Floor 1



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Approximate total area⁽ⁿ⁾924 ft²85.8 m²

Reduced headroom

32 ft²

(1) Excluding balconies and terraces

Reduced headroom

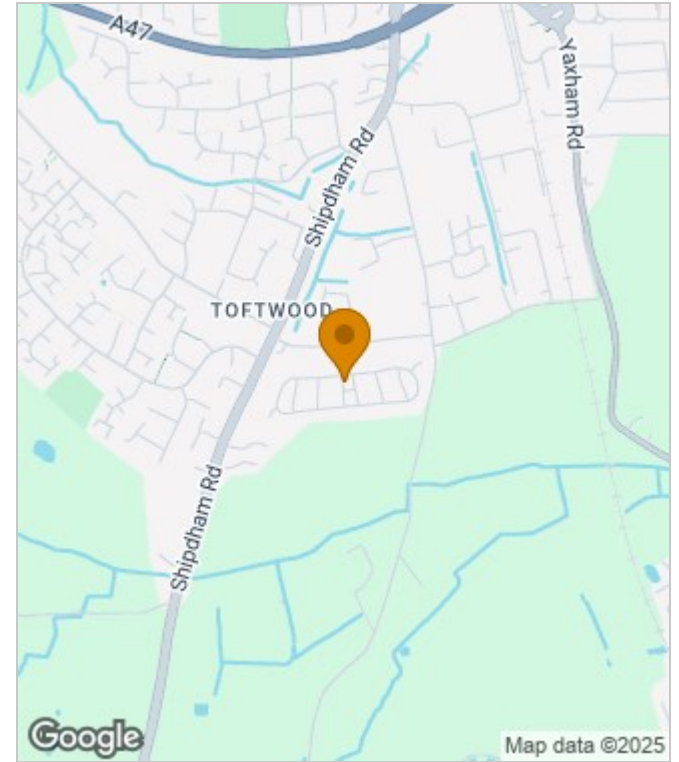
..... Below 5 ft/1.5 m

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

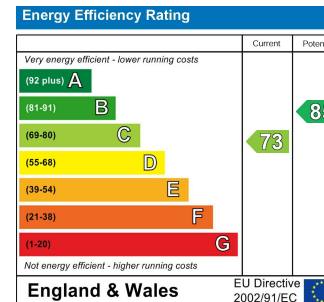
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Area Map



Energy Performance Graph



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