



5 Lowick Close

Guide Price £375,000 - £400,000

A very spacious and well presented five-bedroom detached house situated off a prominent road in the sought-after area of Toftwood. This home is ideal for a growing family looking for extra living space.

As you enter, you are greeted with a separate entrance hall with adjacent cloakroom/WC, the hallway also benefits from custom in built storage. Next, there is a spacious living/dining room that is well complemented by a working log burner. Further on, there is a modern fitted kitchen with a range of fitted units, range cooker and breakfast bar that opens into a breakfast/dining area; from here there is access to a lobby with storage cupboard that leads to bedroom five/office.

Upstairs, are the other four bedrooms, three of which are double sized with bedroom four being a single; these rooms are all serviced by a stylish family bathroom suite comprising of a double-ended bathtub, single shower cubicle, low-level flush WC and pedestal wash basin.

Outside, to the front, there is off-street parking for several vehicles via a private driveway plus pedestrian side access. To the rear, is a stunning sandstone patio area that leads to laid to lawn grass with raised flower beds.

Services

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



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. Dereham has a good selection of primary and secondary education, and the North Norfolk coast is also within a 40 minute drive.

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 Middlemarch Road, followed by the right turning into Lowick Close. 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.

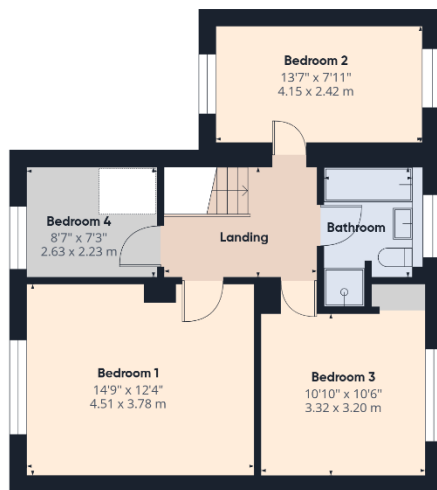
This property is being marketed by our Dereham office and the property reference is AD0480.

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⁽¹⁾

1356 ft²
126.1 m²

Reduced headroom

12 ft²
1.2 m²

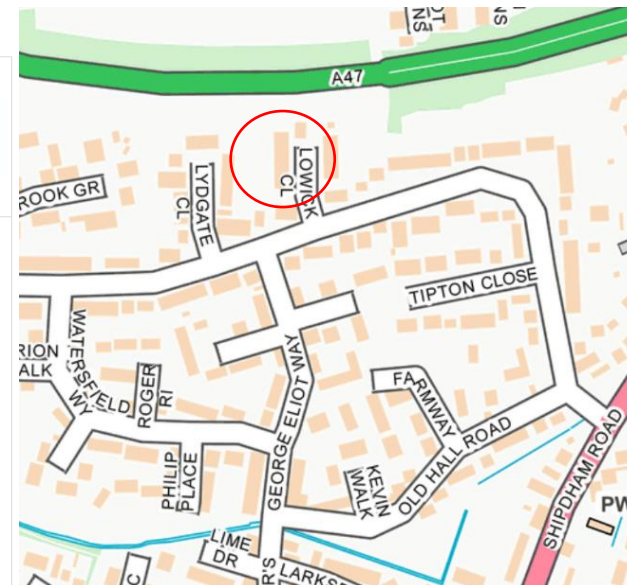
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales	EU Directive 2002/91/EC 	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk