



OUTSIDE The property is fronted by mature hedging surrounding a lawn. A gate to the right-hand side leads through to the approx. 33' x 20' split-level rear garden featuring a lawn and trees, plus a patio abutting the house with a further patio to the rear and pergola. A private resident's parking area is located to the right-hand side, within which the property benefits from 2 allocated spaces.

AGENTS NOTE Please be advised the images and floorplan reflect the property prior to the current tenancy.

DIRECTIONS From Shipdham Road A1075, turn into Stone Road adjacent to the local Co-op store. Follow Stone Road before turning left into Hillcrest Avenue. Opposite the park, turn left into Helsinki Way, where the property can be found towards the end of the cul de sac on the right-hand side.

LOCAL AUTHORITY Breckland

COUNCIL TAX BAND C

Energy Efficiency Rating Current C 74 Potential B 88

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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



This 3 bedroom semi-detached property enjoys an end of a cul de sac location. Accommodation includes a well-proportioned lounge with garden access and a 15' kitchen/diner plus a main bedroom with storage and en-suite shower room. Outside benefits from 2 allocated parking spaces nearby and a south-west facing rear garden.

Helsinki Way

Toftwood | Dereham | Norfolk | NR19 1XU

£950 pcm

Semi-detached family home in a popular residential location

Enjoying an end of cul de sac location with extensive parkland nearby plus excellent transport links

3 first floor bedrooms including main bedroom with built-in storage and en-suite shower room

Dual aspect kitchen/diner with some integrated appliances

15'10 max. lounge with garden access

Ground floor WC, first floor family bathroom plus en-suite to main bedroom

Gas central heating and double glazing

2 allocated parking spaces within a private parking area

Enclosed south-west facing garden with patio and lawn

Available mid/end of June

