



Woodfield, DEREHAM, NR19 1LG

welcome to

Woodfield, DEREHAM

Two-bedroom detached bungalow in popular Toftwood, close to local amenities. Features a bright lounge, modern kitchen, utility room, driveway, garage, and enclosed garden with patio and summer house.



We are delighted to present this modern two-bedroom detached bungalow, ideally situated in the sought-after area of Toftwood, conveniently located close to local shops, schools, and Dereham town centre.

This well-presented home offers comfortable single-storey living throughout. The accommodation is accessed via a welcoming porch leading into the entrance hallway. The kitchen is fitted with a range of cupboards and benefits from built-in appliances including a dishwasher, electric oven, hob and houses a combi boiler. The spacious lounge enjoys plenty of natural light from front-facing windows, creating a bright and inviting living space. A separate utility room provides additional practicality with access to the rear garden. There are two generously sized bedrooms, along with a modern three-piece bathroom suite featuring a shower over the bath.

Externally, the property offers a large driveway providing ample off-road parking and access to the garage which is insulated, decorated and installed with power and light. A gated side entrance leads to the rear garden, which is mainly laid to lawn with a sizeable patio area perfect for outdoor entertaining, with multiple outdoor sockets and an outdoor tap, along with a summer house offering versatile additional space with power and light installed.



view this property online williamhbrown.co.uk/Property/DRM118183



welcome to

Woodfield, DEREHAM

- Two-bedroom detached bungalow
- Gas central heating
- Close to amenities and town centre
- Bright and spacious lounge
- Modern fitted kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM118183](https://www.williamhbrown.co.uk/Property/DRM118183)



Property Ref:
DRM118183 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)