PARSONS & COMPANY

4 George Eliot Way, Dereham, NR19 1EX

Guide Price £200,000 - £220,000



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Situated within the popular Toftwood area of Dereham, this two-bedroom semi-detached bungalow offers well-proportioned, single-storey accommodation and would make an ideal home for a couple or single occupant.

The accommodation includes a fitted kitchen, two bedrooms and a bathroom suite incorporating Mira over-bath shower, together with a useful porch/utility area, providing additional practical space.

One of the property's real advantages is its generous corner plot, with gardens extending to the front and side. There is also a garage with parking space available.

A gravelled area to the side offers further potential and, with the addition of a dropped kerb subject to the necessary permissions, could provide an ideal space for parking a caravan or motorhome.

To the rear is an enclosed garden, combining a lawn with a decked seating area, creating a pleasant and manageable outside space.

There is also a useful garden shed benefiting from power and lighting, supplied via an armoured cable.

For those looking for convenient transport links, a bus stop is just a stone's throw away, while Dereham's range of shops, amenities and services are also within easy reach.

Offering a convenient location, versatile outside space and plenty of potential, this bungalow is well worth viewing to fully appreciate everything it has to offer.

The property is offered with no onward chain.







Services

Gas central heating. Mains water, drainage, and electricity are connected. Full Fibre Broadband connection, speed potentially up to 1,600 Mbps.

Situation

Toftwood is a residential district of Dereham situated approximately 2 miles from the thriving town centre, to which there is a regular 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.

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 AD0704.

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 Building 1



Ground Floor Building 2

PARSONS COMPANY

Approximate total area(1)

675 ft²

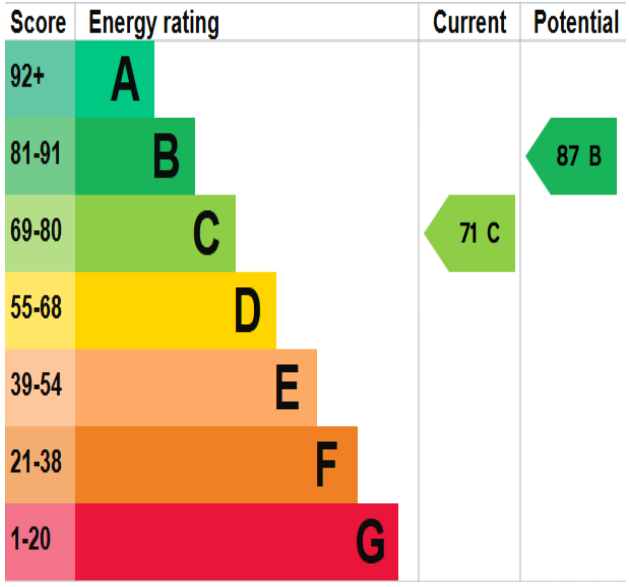
62.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





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