



Helsinki Way, Dereham, NR19 1XU

welcome to

Helsinki Way, Dereham

>> NO ONWARD CHAIN! A 3 bedroom mid-terraced house, occupying a tucked-away position within a popular residential area of Toftwood. Boasting a ground floor cloakroom, fitted kitchen, lounge with sliding doors to rear, enclosed rear garden & 2 allocated parking spaces!



Description

We are delighted to welcome to the market this well-presented 3 bedroom mid-terraced house, occupying a tucked-away position within a well-connected development, conveniently positioned close to a range of local amenities and transport links.

An entrance hall welcomes you with stairs rising to the first floor landing and cloakroom. The modern kitchen offers a built-in electric oven with inset gas hob, and space for further appliances. There is also a good-sized lounge with sliding doors opening to the rear garden. Upstairs, there is a principal bedroom with built-in wardrobes, two further bedrooms and the family bathroom suite.

Outside, there is a front garden with access to a brick-built storage shed, an enclosed rear garden with space for outdoor entertaining, and two allocated parking spaces to the rear. Additional features include gas-fired central heating and double-glazed windows.

Offered for sale with NO ONWARD CHAIN, this home will be appealing to an assortment of buyers including first time buyers, downsizers, retirees and investors alike!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, opening to kitchen, door opening to lounge and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Kitchen

10' x 6' 8" (3.05m x 2.03m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset gas hob with concealed extractor over, space for fridge freezer, space for washing machine, wood effect flooring and double glazed window to front aspect.

Lounge

16' 6" x 14' 11" (5.03m x 4.55m)

Fitted carpet flooring, under stairs storage cupboard, radiator and double glazed sliding doors opening to the rear aspect.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft hatch, radiator and doors opening to all bedrooms and family bathroom.

Bedroom One

14' 11" into wardrobes x 9' 6" (4.55m into wardrobes x 2.90m)

Fitted carpet flooring, built-in wardrobes, radiator and two double glazed windows to front aspect.

Bedroom Two

9' 7" x 8' (2.92m x 2.44m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

7' 3" x 6' 7" (2.21m x 2.01m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, wood effect flooring and radiator.

Outside

The front of the property is laid to lawn with mature hedging and a paved pathway leading to the main entrance and brick-built storage shed.

To the rear, there is an enclosed garden laid predominantly to lawn with a paved patio seating area, shingle borders and a storage shed for convenience. The property also benefits from two allocated parking spaces to the rear aspect.

Agents Note

We understand this property is subject to an annual management charge of approximately £270.00 for the upkeep of the communal areas within this development. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

directions to this property:

Upon entering Toftwood from the Dereham office, proceed along under the flyover onto Shipdham Road and take the right hand turn into Stone Road. Continue, taking the second left hand turn into Hillcrest Avenue and then take the third left hand turn into Helsinki Way. Proceed into the communal parking area and the property will be found, identified by our William H Brown "For Sale" board.



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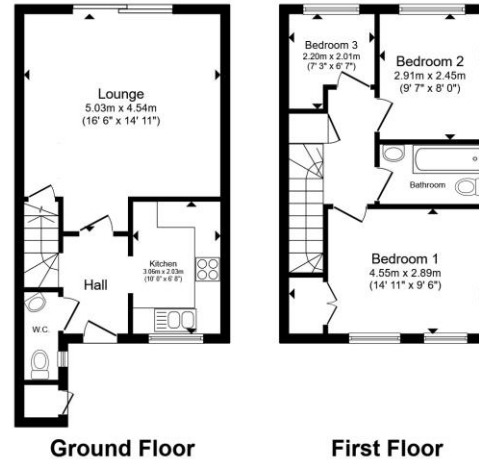
- **NO ONWARD CHAIN**
- 3 Bedroom Mid-Terraced House
- Modern Kitchen And 16ft Lounge
- Cloakroom And Family Bathroom
- Gas Fired Central Heating And Double Glazed Windows
- Privately-Enclosed Rear Garden
- 2 Allocated Parking Spaces To Rear
- Popular Residential Area With Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£200,000



Total floor area 68.6 m² (739 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117828 - 0003

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