



4 Hawkins Drive, Dereham

Guide Price £210,000 - £220,000

Offered to the market with no onward chain, this modern end-terraced home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property features a bright and contemporary open-plan kitchen and living area, creating a sociable space ideal for both everyday living and entertaining.

The stylish fitted kitchen is well-appointed with a range of modern units and work surfaces, while the welcoming entrance hall is complemented by a convenient ground floor WC.

To the first floor are two generous double bedrooms, both offering comfortable accommodation, alongside a well-presented family bathroom suite.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space for relaxation and recreation.

To the front, there is off-road parking for added convenience.

Situated in a popular residential location, the property enjoys easy access to local amenities, transport links, and nearby green spaces.

Early viewing is highly recommended to fully appreciate all that this attractive home has to offer.



Situation

Toftwood is a popular residential district of Dereham about 1 mile from the thriving town centre to which there are frequent bus services. Toftwood itself has excellent local shops, schools and many other local amenities.

N.B There is an annual service charge of £175, for the maintenance of communal areas

Services

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

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 AD0647.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate total area⁽¹⁾
569 ft²
52.9 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5 ft 3 in

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

GRAFFTE300



Ground Floor



Floor 1



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