



The Crescent, Dereham, NR19 1NR

welcome to

The Crescent, Dereham

Step inside this fully renovated, versatile 4 bedroom home, located within a well-regarded area of Toftwood. The modern accommodation is offered for sale with no onward chain and boasts a stylish kitchen with brand-new appliances, spacious lounge/diner, well-tended rear garden, garage & more!



Description

We are delighted to welcome to the market this beautifully-presented, versatile 4 bedroom house, located within a popular development in Toftwood, within reach of local amenities and bus routes.

This fully renovated home has been thoughtfully updated throughout, offering a stylish, modern finish and peace of mind with brand-new appliances and fittings - many with warranties. The property features a convenient cloakroom, impressive 19' lounge and a brand-new kitchen complete with integrated appliances, including a dishwasher, oven, hob, and washing machine, alongside newly fitted units and a replacement electric consumer unit.

Both the bathroom and shower room have been entirely refitted, featuring new bath, shower, basins, taps, and toilets. A newly installed combi boiler ensures efficient heating, while new carpets, floor tiles, and wall tiles - all professionally regouted - bring a fresh, high-quality finish to every room. The home also benefits from a brand new Water Feed from mains into the house.

Additional upgrades include replastered ceilings, new light fittings and switches, new electric sockets throughout, and USB charging points in every room for added convenience. Internal door handles have all been replaced, and every wall, door, frame, and skirting board has been repainted to complete this transformation.

This is a perfect opportunity for buyers seeking a move-in ready home with a high standard of finish and modern functionality throughout.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, doors opening to kitchen, lounge/dining room and further door opening to;

Cloakroom

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

Kitchen

16' 5" x 13' 11" (5.00m x 4.24m)

A stylish range of high gloss wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood, integrated dishwasher, integrated washing machine, space for American fridge freezer, tiled flooring, radiator and double glazed bay window to front aspect.

Lounge/Dining Room

19' 11" x 13' 10" (6.07m x 4.22m)

Fitted carpet flooring, built-in storage cupboard, wall lights, three radiators, double glazed window to rear aspect and double glazed patio doors with side panels opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard, loft hatch and doors opening to all bedrooms and bathroom suite.

Principal Bedroom

11' 11" x 10' 8" (3.63m x 3.25m)

Fitted carpet flooring, radiator and double glazed patio doors with side panels opening out to the Juliet balcony.

Bedroom Two

11' 3" x 10' 9" (3.43m x 3.28m)

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

Bedroom Three

11' 1" x 8' 10" (3.38m x 2.69m)

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

Bedroom Four

10' 8" x 7' 8" (3.25m x 2.34m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath with shower over, part tiled walls, tiled flooring and double glazed obscure glass window to side aspect.

Outside

The property occupies a corner plot position with the frontage laid to well-tended lawn, complemented by plant beds for added colour and a pathway leading to the main entrance. The property further benefits from driveway parking to the rear, alongside a single garage for added convenience and storage space.

To the rear, there is a privately-enclosed rear garden laid predominately to lawn which is due to be landscaped to create a more attractive appeal.

Garage

Up and over door to front.

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 further shopping facilities and large supermarkets, together with 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.



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welcome to

The Crescent, Dereham

- **NO ONWARD CHAIN**
- Fully Renovated End-Terraced House
- Offers 4 Adaptable Bedrooms
- Contemporary Style Kitchen, Fitted With Brand New Appliances
- Spacious Lounge/Diner Opening To The Rear
- Juliet Balcony To Principal Bedroom
- Private Rear Garden, Driveway And Garage
- Well-Connected Development In Toftwood

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£280,000



Total floor area 104.9 m² (1,130 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.focalagent.com



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Property Ref:
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