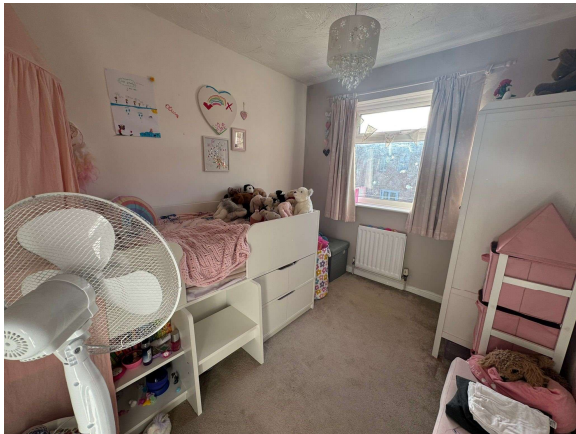


Tournesol Cottage, Amsterdam Way, Dereham NR19 1XH

welcome to

Tournesol Cottage, Amsterdam Way, Dereham

>> NO ONWARD CHAIN! Take advantage of this modern 3 bedroom end-terraced house, located within a well-connected are of Toftwood. Boasting open-plan living, stylish kitchen/breakfast room, versatile utility space, private rear garden & allocated parking space. Viewings advised!!



The Accommodation

Double glazed external entrance door opening to;

Kitchen/Breakfast Room

11' 11" x 9' 4" (3.63m x 2.84m)

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 eye-level electric oven, inset gas hob with extractor hood over, integrated fridge, space for washing machine, breakfast bar, wood effect flooring, stairs rising to first floor landing, radiator, double glazed window to front aspect, door opening to lounge and further door to;

Utility Space

Suite comprising wall-mounted hand wash basin, tiled splashbacks, space for freezer, wood effect flooring, radiator and double glazed obscure glass window to side aspect.

Lounge

17' 1" x 14' 10" (5.21m x 4.52m)

Wood effect flooring, feature fireplace, under stairs storage cupboard, radiator, double glazed window to side aspect and open-plan access to;

Conservatory

10' 2" x 8' 8" (3.10m x 2.64m)

UPVC and brick build with wood effect flooring, double glazed windows surrounding and double glazed French doors opening to the rear garden.

First Floor Landing

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

Bedroom One

11' 5" x 9' 5" (3.48m x 2.87m)

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

Bedroom Two

9' 8" x 8' (2.95m x 2.44m)

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

Bedroom Three

8' x 6' 7" (2.44m x 2.01m)

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

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

To the front, the property benefits from garden space laid predominately to lawn, with mature plants and a paved pathway leading to the main entrance.

To the rear, there is a privately-enclosed garden laid mainly to lawn, enhanced by a small patio area, mature planting and gated access to the front aspect.

Agents Note

We understand this property is subject to an annual management charge of approximately £232.14 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.



view this property online williamhbrown.co.uk/Property/DRM117731



welcome to

Tournesol Cottage, Amsterdam Way, Dereham

- **Guide price £210,000 - 220,000**
- **NO ONWARD CHAIN**
- Stylish Fitted Kitchen/Breakfast Room
- Open-Plan Lounge Plus Access To Conservatory
- Contemporary Style Bathroom Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£210,000



directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the right hand turn into Stone Road. Continue towards the far end and take the left hand turn into Hillcrest Avenue. Take the right hand turn into Lisbon Road and the property can be found on the left hand side.



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117731



Property Ref:
DRM117731 - 0006

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