



Amsterdam Way, Dereham, NR19 1XH

welcome to

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!



Description

A three-bedroom end-terraced house situated within a popular residential development in Toftwood, conveniently positioned close to local amenities and regular bus routes.

This modern home welcomes you with a bright kitchen/breakfast room, complete with a selection of built-in appliances, and a useful utility area offering plumbing and potential to convert into a cloakroom (subject to requirements). A generous lounge enjoys open-plan access to the conservatory, creating a versatile living space ideal for relaxing or entertaining.

The first floor provides three bedrooms and a contemporary family bathroom, all finished in a modern style.

Outside, the property benefits from a front garden and an enclosed rear garden, perfect for outdoor enjoyment, along with an allocated off-road parking space. Additional features include gas-fired central heating, double-glazed windows, and the added advantage of no onward chain.

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.

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.



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welcome to

Amsterdam Way, Dereham

- **NO ONWARD CHAIN**
- Modern 3-Bed End-Terraced House
- Stylish Fitted Kitchen/Breakfast Room
- Open-Plan Lounge Plus Access To Conservatory
- Contemporary Style Bathroom Suite
- Front And Rear Gardens
- Allocated Off-Road Parking Space
- Popular Residential Area In Toftwood

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

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117731 - 0003

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