



**Caddow Close, Dereham, NR19 1JF**

**welcome to**

**Caddow Close, Dereham**

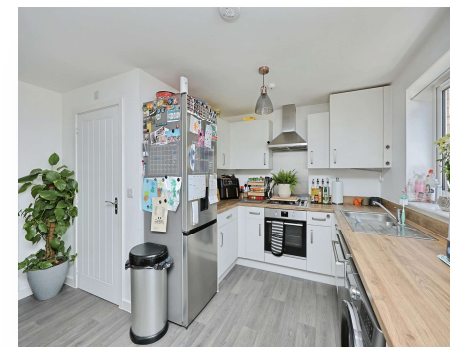
GUIDE PRICE £240000-£260000 A well-presented three-bedroom mid-terrace home in the popular Toftwood area, offering modern accommodation throughout. Features include a spacious lounge, kitchen/dining room, en-suite to the principal bedroom and private rear garden..



We are delighted to present this beautifully arranged three-bedroom mid-terrace house, ideally situated within the highly sought-after area of Toftwood. Offering contemporary living throughout, the property benefits from a private rear garden, a convenient ground floor cloakroom, and excellent access to local amenities.

The accommodation is laid out over two floors. The ground floor welcomes you via an entrance hall, leading into a bright and inviting lounge, perfectly suited for both relaxation and entertaining. To the rear, the well-appointed kitchen/dining room provides ample space for a dining table and features direct access to the garden via patio door, creating a seamless connection between indoor and outdoor living. A ground floor cloakroom and useful storage cupboard complete this level. Upstairs, the first-floor landing leads to a generous principal bedroom, complemented by a stylish en-suite shower room. Two further well-proportioned bedrooms offer versatility for family living, home working, or guest accommodation, and a three-piece family bathroom.

Externally, the property enjoys a private rear garden, predominantly laid to lawn with a patio seating area an ideal setting for outdoor dining, relaxation, and entertaining.



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## Caddow Close, Dereham

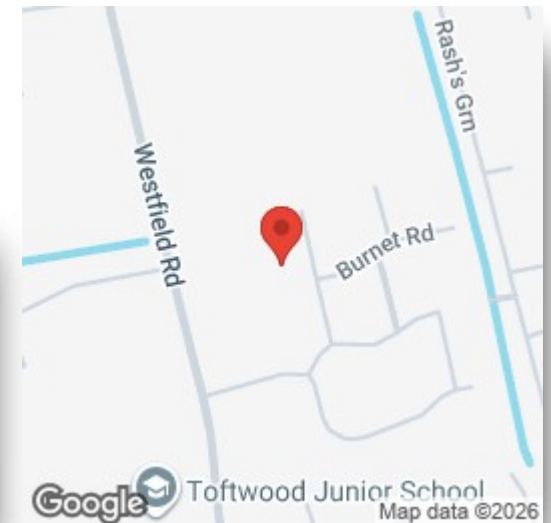
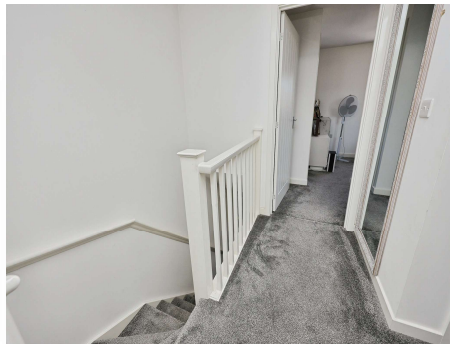
- GUIDE PRICE £240000-£260000
- Three well-proportioned bedrooms Principal bedroom with en-suite
- Spacious lounge
- Modern kitchen/dining room with garden access
- Ground floor cloakroom

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM118138 - 0004

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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.



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