



**Boyd Avenue, Dereham, NR19 1ND**

**welcome to**

**Boyd Avenue, Dereham**

A beautifully renovated 3-bed detached bungalow in Toftwood, tucked away in a quiet cul-de-sac. Offering stylish living space with a modern integrated kitchen, triple aspect lounge/diner with bi-fold doors, en suite, wrap-around garden, ample parking & garage. No chain & ready to move straight into.



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, two built-in storage cupboards, loft hatch (with access to boiler), radiator, doors opening to all bedrooms, shower room and further door to;

### Kitchen

12' 6" x 9' 9" ( 3.81m x 2.97m )

A stylish, well-appointed range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset sink with mixer tap, built-in eye-level electric double oven, inset induction hob with splashback and extractor hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine, wood effect flooring, inset ceiling spotlights, double glazed window to side aspect and open-plan access to;

### Lounge/Dining Room

25' 7" x 13' 1" ( 7.80m x 3.99m )

Triple aspect room with wood effect flooring, inset ceiling spotlights, two radiators, double glazed windows to side and rear aspects, and bi-fold doors opening to the wrap-around garden.

### Master Bedroom

13' 11" x 13' 1" ( 4.24m x 3.99m )

Fitted carpet flooring, radiator, double glazed window to front aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in tiled shower cubicle, tiled effect flooring, inset ceiling spotlights and heated towel rail.

### Bedroom Two

13' 5" x 10' 11" ( 4.09m x 3.33m )

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

### Bedroom Three

9' 7" x 9' 3" ( 2.92m x 2.82m )

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

### Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in tiled shower cubicle, tiled effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

### Outside

Set back from the road on a slightly elevated plot, this bungalow enjoys a welcoming approach with a shingle driveway providing ample parking and access to the single garage positioned to the side. A convenient side gate leads through to the rear garden, ensuring both practicality and ease of access.

The property enjoys a privately enclosed, generous wrap-around garden, offering fantastic scope to customize and personalise to individual tastes. A patio seating area provides the perfect spot for outdoor dining or entertaining, while the garden's layout ensures both versatility and privacy. For added convenience, there is a personal door to the garage, enhancing the practical use.

### Garage

Power, lighting, personal door to side and electric roller 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 town itself, which is about one and a half miles away. Dereham town 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

## Boyd Avenue, Dereham

- GUIDE PRICE £290,000 - £310,000
- Completely Renovated 3-Bed Detached Bungalow - No Chain
- Contemporary Kitchen With Integrated Appliances
- Triple Aspect Lounge, Filled With Natural Lighting
- Master Bedroom En Suite Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£290,000**



### directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the left hand turn into School Lane. Take the right hand turn into Boyd Avenue and at the t-junction, turn right, still Boyd Avenue. Continue along then take the next right hand side turn, the property can be found at the end of the road, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

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