



Stone Road, Toftwood, Dereham, NR19 1JS

welcome to

Stone Road, Toftwood, Dereham

Move straight-in! An extended, fully renovated detached home, immaculately presented throughout and occupying a generous non-estate plot. The contemporary home offers 4 double beds, 2 bathrooms, impressive lounge, kitchen/dining/family room, wrap-around driveway, gardens & double garage!



Description

This fully renovated and contemporary detached chalet home offers an impressive blend of modern style, spacious living and a well-regarded setting - occupying a generous non-estate plot in Toftwood, close to a range of amenities.

The accommodation begins with an entrance porch and welcoming hallway, leading into an impressive, light-filled lounge featuring French doors that open onto the garden. The heart of the home is the open-plan kitchen/dining/family room, beautifully finished with high-end integrated appliances and breakfast bar. The ground floor also hosts 3 double bedrooms, alongside a modern shower room. The first floor offers a principal bedroom suite, complete with a separate bathroom and loft storage space - providing practicality.

Outside, the property is set well back from the road and approached via a large resin driveway, providing ample parking and leading to a detached double garage with two brick-built storage sheds. The front garden is attractively presented with well-maintained planting and lawn, while the rear garden offers a great-sized, non-overlooked space, mainly laid to lawn with areas ideal for planting or seating, perfect for outdoor enjoyment.

Thoughtfully redesigned and finished to a high standard throughout, the property is ideal for those seeking a move-in ready home with quality and comfort.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, double glazed floor to ceiling windows to front aspect and door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, inset ceiling spotlights, radiator, doors opening to kitchen/dining/family room, shower room, ground floor bedrooms and further door to;

Lounge

18' 9" x 12' 9" (5.71m x 3.89m)

Fitted carpet flooring, inset ceiling spotlights, two radiators, skylight, double glazed floor to ceiling windows and double glazed French doors opening to the rear garden.

Kitchen/Dining/Family Room

24' x 8' (7.32m x 2.44m)

A well-appointed range of wall and floor mounted base units with quartz worktops over and upstands, 1.5 under-mount sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven with built-in microwave, inset electric hob with extractor over, integrated dishwasher, integrated fridge freezer, wood effect flooring, inset ceiling spotlights, water softener, breakfast bar, two built-in storage cupboards, radiator, dual aspect double glazed windows to side and rear aspects and double glazed external door opening to the rear garden.

Bedroom Two

13' 11" x 13' (4.24m x 3.96m)

Fitted carpet flooring, radiator and dual aspect double glazed windows to front and side aspect.

Bedroom Three

12' 11" x 11' 11" (3.94m x 3.63m)

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

Bedroom Four

12' 11" x 9' 11" (3.94m x 3.02m)

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

Shower Room

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

First Floor Landing

Fitted carpet flooring, double glazed window to rear aspect and doors opening to remaining bedroom, loft space and bathroom.

Principal Bedroom

15' 4" x 12' 11" (4.67m x 3.94m)

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

Loft Room

12' x 8' 6" (3.66m x 2.59m)

Boarded with lighting.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, tiled flooring, shaver point, heated towel rail, inset ceiling spotlights, extractor fan and double glazed obscure glass window to rear aspect.

Outside

The property is set back from the road and is approached by a spacious resin driveway which provides ample off-road parking, alongside access to the double garage and rear aspect. The remainder of the front is screened by timber fencing, adding a level of privacy, and features well-maintained lawn, established plant borders and access to the main entrance. Stepping out to the generously-proportioned rear, the garden is laid predominately to lawn which allows the perfect space for outdoor enjoyment. Alongside, you will find a large vegetable patch, ideal for keen gardeners, together with a range of plant beds, resin seating area and a brick built storage shed, equipped with power and lighting.

Double Garage

Power, lighting, built-in storage cupboard, two windows to rear aspect and two double doors to front.

Improvements

The home benefits from a full re-wire, new consumer unit, 90% new plumbing, new combi boiler, a water softener, fully re-plastered, UPVC double glazed windows and doors throughout, resin driveway, new internal doors, flooring and underlay throughout, a brand new fitted kitchen with breakfast bar and built in appliances and new fitted bathrooms.



view this property online williamhbrown.co.uk/Property/DRM117706



welcome to

Stone Road, Toftwood, Dereham

- Immaculate 4 double bedroom chalet with spacious living
- Fully renovated and extended - finished to a high standard
- Stunning open-plan kitchen/dining/family room
- Contemporary shower room and first floor bathroom
- Lovely plot with a generous rear garden, ideal for keen gardeners
- Ample off-road parking, detached double garage and outbuildings
- Non-estate position, close by to local amenities, schools and transport links

Tenure: Freehold EPC Rating: D

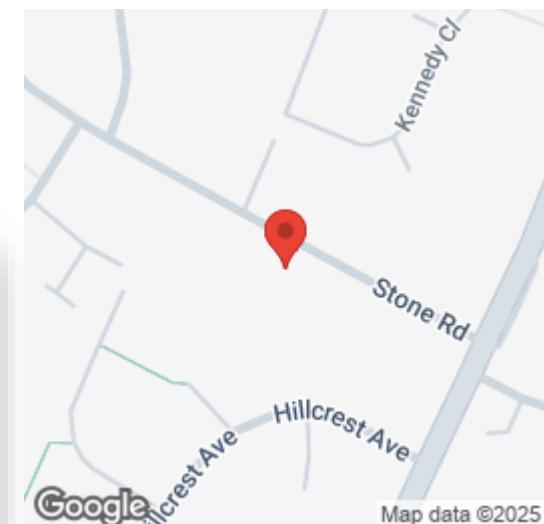
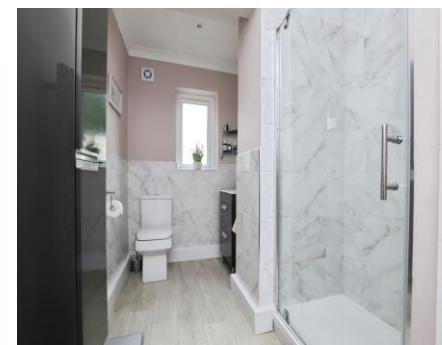
Council Tax Band: D

guide price

£425,000 - £450,000



Total floor area 186.3 m² (2,006 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



view this property online williamhbrown.co.uk/Property/DRM117706



Property Ref:
DRM117706 - 0003

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.

