



Brunswick Close, Dereham NR19 1XW

welcome to

Brunswick Close, Dereham

Spacious Corner Plot! A modern 3 bedroom end-terraced home, occupying a 'tucked away' cul-de-sac position in Toftwood. The home has been updated and enhanced, further boasting a fitted integrated kitchen, lounge/diner, conservatory, en suite, wrap-around gardens, parking & garage!



We are excited to present to the market this well-proportioned 3 bedroom end-terraced house, which has undergone a level of modernisation and improvement by the current owners. The property occupies a generous corner plot position within a popular cul-de-sac in Toftwood, close by to local amenities, bus routes and Toftwood Pond Park.

Briefly, the internal ground floor accommodation comprises; entrance hall with stairs rising to first floor landing, convenient cloakroom w.c, stylish fitted kitchen with a range of integrated appliances, 17' lounge/diner, and the conservatory which overlooks the rear aspect. This is complemented on the first floor by the master bedroom with en suite shower room, two further bedrooms, and the family shower suite.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows. Outside, a hard standing driveway provides an off-road parking space and access to the single garage, together with an enclosed, great-sized rear garden which wraps-around the home and provides ample space for outside entertaining.

Appealing to an assortment of buyers, including first time buyers, downsizers, retirees and investors alike, this property must be viewed to fully appreciate the quality and accommodation on offer!



Total floor area 99.4 m² (1,070 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.propertybox.io

**william
h brown**



view this property online williamhbrown.co.uk/Property/DRM117061



welcome to

Brunswick Close, Dereham

- 3 Bedroom End-Terraced House
- Modernised And Improved
- Stylish Fitted Kitchen With Integrated Appliances
- 17' Lounge/Diner And Conservatory
- Master Bedroom En Suite

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£230,000 - £240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117061



Property Ref:
DRM117061 - 0002

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