



Introducing
Smithson Loke, Dereham

SOWERBYS

Sowerbys are delighted to offer this spacious and well-presented detached three-bedroom bungalow, ideally positioned within the popular village of Toftwood. The accommodation is arranged on a single level and comprises a welcoming entrance hall with cloakroom, a generous open-plan lounge and dining area ideal for both everyday living and entertaining, a well-appointed kitchen and a separate utility room. There are three comfortable bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from ample off-road parking, attractive lawned gardens to both the front and rear, and a detached double garage positioned to the side, offering excellent storage or further parking.

Available Now.

TOFTWOOD

Toftwood is a popular and well-served village on the edge of Dereham, offering a strong sense of community alongside excellent everyday amenities. Within the village are a local shop, post office, primary school, public house, social club, doctors' surgery and dentist, while the wider facilities of Dereham are just minutes away.

Dereham provides an excellent range of shops, cafés and leisure facilities, including a leisure and fitness centre, golf course and cultural attractions. The town is well positioned for access to the North Norfolk coast and the city of Norwich, which offers an international airport and a mainline rail service to London Liverpool Street.

AGENTS NOTE

No Pets
Gas Central Heating
Available Now
Unfurnished
12 Month Initial Tenancy

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///nets.dentures.thing](https://www.what3words.com/?q=///nets.dentures.thing)



SOWERBYS

Sowerbys Estate Agents Limited is a company registered
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