



## 23 Colleen Close

Guide Price £325,000 to £350,000

A very well presented and extended three-double bedroom detached bungalow situated in the sought-after area of Toftwood, Dereham. The property is ideal for a growing family or someone looking to downsize.

As you enter, there is an entrance hall that provides immediate access to a generous utility room that benefits from base level units and storage cupboards. Next from the entrance hall, is a fantastic open-plan living area that opens up to a re-fitted kitchen with a range of grey high-gloss fitted units at base and eye level plus a range of integrated appliances, plus dining area.

Further on, is an inner hall with storage cupboards that leads to the three double bedrooms, with bedroom one being complemented by an en-suite shower room and patio doors to garden. Bedrooms two and three are serviced by a family bathroom suite.

Outside, to the front, is ample off-street parking via a private shingled driveway and side access. To the rear, is laid patio leading to laid to lawn grass, flowerbeds and shrubs. Situated at the back of the garden, is a further BBQ patio, ideal for al-fresco dining and is complemented by surrounding raised flowerbeds.

### Services

Gas central heating. Mains water, drainage, gas and electricity are connected.



## Situation

Toftwood is a residential district of Dereham situated approximately half a mile from the thriving town centre, to which there is a half hourly bus service. The property is also within walking distance to Toftwood Primary and Infant school. Dereham itself is a well-served Breckland market town and offers a great mixture of excellent independent shops, national retailers, cafes and restaurants.

## Directions

To find the property leave Dereham Market Place via Church Street, proceed into Littlefields and at the "T" junction turn right into Southend. At the next "T" junction turn right, proceed underneath the flyover and into Toftwood and take the right hand turning after the Post Office onto Hillcrest Avenue. Take the second left turning into Colleen Close where the property will be found on the left hand side.

[For further information and to arrange your viewing, please contact our friendly and professional staff.](#)

This property is being marketed by our Dereham office and the property reference is AD0427.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Approximate total area\*\*  
1020 ft<sup>2</sup>  
95.6 m<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on BREEAM 3.0 standard.

GRAFFTE360



### Energy Efficiency Rating

|   | Current                 | Potential  |
|---|-------------------------|------------|
| Very energy efficient - lower running costs |                         |            |
| (92+)                                       | <b>A</b>                | <b>TBC</b> |
| (81-91)                                     | <b>B</b>                |            |
| (69-80)                                     | <b>C</b>                |            |
| (55-68)                                     | <b>D</b>                |            |
| (39-54)                                     | <b>E</b>                |            |
| (21-38)                                     | <b>F</b>                |            |
| (1-20)                                      | <b>G</b>                |            |
| Not energy efficient - higher running costs |                         |            |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |            |

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