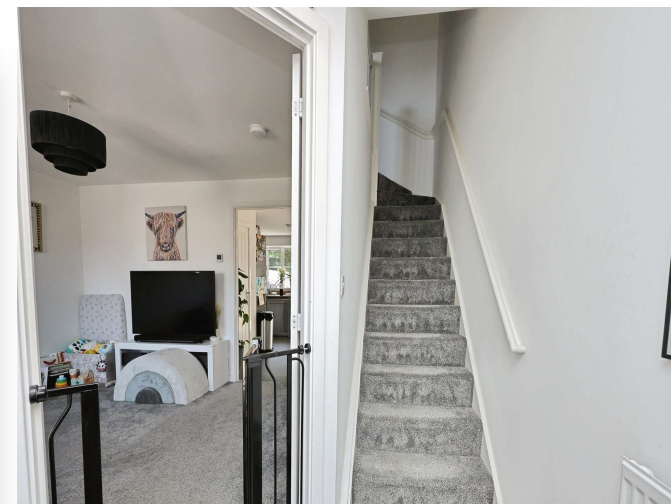




Caddow Close, Dereham, NR19 1JF

welcome to

Caddow Close, Dereham

GUIDE PRICE £240000-£260000 A well-presented three-bedroom mid-terrace home in the popular Toftwood area, offering modern accommodation throughout. Features include a spacious lounge, kitchen/dining room, en-suite to the principal bedroom and private rear garden!



Agents Note

We are delighted to present this beautifully arranged three-bedroom mid-terrace house, ideally situated within the highly sought-after area of Toftwood. Offering contemporary living throughout, the property benefits from a private rear garden, a convenient ground floor cloakroom, and excellent access to local amenities.

The accommodation is laid out over two floors. The ground floor welcomes you via an entrance hall, leading into a bright and inviting lounge, perfectly suited for both relaxation and entertaining. To the rear, the well-appointed kitchen/dining room provides ample space for a dining table and features direct access to the garden via patio door, creating a seamless connection between indoor and outdoor living. A ground floor cloakroom and useful storage cupboard complete this level.

Upstairs, the first-floor landing leads to a generous principal bedroom, complemented by a stylish en-suite shower room. Two further well-proportioned bedrooms offer versatility for family living, home working, or guest accommodation, and a three-piece family bathroom.

Externally, the property enjoys a private rear garden, predominantly laid to lawn with a patio seating area an ideal setting for outdoor dining, relaxation, and entertaining.



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welcome to

Caddow Close, Dereham

- GUIDE PRICE £240000-£260000
- Three well-proportioned bedrooms Principal bedroom with en-suite
- Spacious lounge
- Modern kitchen/dining room with garden access
- Ground floor cloakroom

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM118138 - 0005

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.

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk