



Laburnum Crescent, Dereham NR19 1LZ

welcome to

Laburnum Crescent, Dereham

CALLING FIRST TIME BUYERS! A spacious 3 bedroom first floor flat, located within a popular residential development in Toftwood. With NO ONWARD CHAIN and offering a generously-proportioned lounge, fitted kitchen & bathroom, roof top terrace overlooking green space, communal parking & en bloc garage



William H Brown are excited to present to the market this sizeable 3 bedroom first floor flat, located within easy reach of Toftwood's local amenities, schools, bus routes, A47 routes and close proximity of Dereham town centre.

In brief, the internal accommodation comprises; entrance hall, well-proportioned lounge, fitted kitchen with ample storage space and space for appliances, three bedrooms, of which the principal bedroom offers a built-in wardrobe, and the bathroom suite.

Outside, the property is accessed by a roof top terrace which enjoys pleasant views of the green space and provides space for entertaining friends and family. The property further benefits from a communal parking area to the front of the property and an en bloc garage. Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout.

Offered for sale with NO ONWARD CHAIN, and 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!

The Accommodation

A side passageway with stairs rises to the terrace which enjoys a pleasant outlook over the green space. The terrace also provides an ideal space for outside entertaining and is surrounded by brick wall and iron metal railing for privacy and security. A double glazed external entrance door opens to;

Entrance Hall

Fitted carpet flooring, loft access, radiator, doors opening to all rooms.

Lounge

17' 5" x 13' 4" (5.31m x 4.06m)
Fitted carpet flooring, two radiators, double glazed window to rear aspect.

Kitchen

13' 6" x 13' 3" (4.11m x 4.04m)
A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, space for electric cooker, space for free standing fridge freezer, plumbing available for washing machine, tiled effect flooring, three built-in storage cupboards, boiler, radiator, double glazed dual aspect windows to front and side aspects.

Bedroom One

13' 4" x 9' 5" (4.06m x 2.87m)
Fitted carpet flooring, built-in wardrobe, radiator, double glazed window to front aspect.

Bedroom Two

13' 4" x 8' 5" (4.06m x 2.57m)
Fitted carpet flooring, radiator, double glazed window to rear aspect.

Bedroom Three

13' 7" x 8' 2" (4.14m x 2.49m)
Fitted carpet flooring, radiator, double glazed window to rear aspect.

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with electric shower, part tiled walls, wood effect flooring, radiator and double glazed obscure glass window to front aspect.

Outside

Communal parking space towards to the front of the building.

En Bloc Garage

Power, lighting and up and over door to front.

Location

Toftwood is a large residential village adjoining the bustling market town of Dereham and offering easy access onto the A47. Amenities include shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/DRM116510



welcome to

Laburnum Crescent, Dereham

- GUIDE PRICE £170,000 - £180,000
- No Onward Chain
- Sizeable 3 Bedroom First Floor Flat
- Spacious 17' Lounge
- Gas Fired Central Heating And Double Glazed Windows

Tenure: Freehold EPC Rating: C

Council Tax Band: A



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 inaccuracy. A party must rely upon its own inspection(s). Powered by www.floormap.com

guide price

£170,000



view this property online williamhbrown.co.uk/Property/DRM116510

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.



Property Ref:
DRM116510 - 0005



Please note the marker reflects the postcode not the actual property

 william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk