



## 9 The Crescent

£195,000

A spacious three-bedroom mid-terraced house situated in the sought-after location of Toftwood, Dereham. The property is ideal for a first-time buyer or buy-to-let investor.

As you enter, there is a separate entrance hall that is complemented by an adjacent cloakroom/WC.

Next, is a fitted kitchen with a range of fitted units at base and eye level, integrated double oven and hob, plus recess for other appliances. Further on, is a generous living room providing ample space that leads onto a conservatory.

Upstairs, are the three bedrooms, two doubles and one single, of which are serviced by a family shower room suite.

Outside is a spacious garden with patio area and pond to the rear. The property benefits from a garage to the rear of the property that can be easily accessed via the gate at the end of the garden, along with off-road parking to the front of the property.

This property is offered with no onward chain.

### 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 from the town centre, proceed along Church Street and continue into Littlefields, followed by Mary Unwind Road. At the junction take the right hand turning onto Baxter Row and proceed onto Southend, and then onto South Green. At the junction take the right hand turning onto Shipdham Road and under the fly-over. Continue through Toftwood and take the right hand turning (next to the shop) onto Stone Road. Turn left onto St. Georges Drive, followed by the first right into The Crescent and the property will be found on the left hand side identified by a Parsons 'For Sale' board.

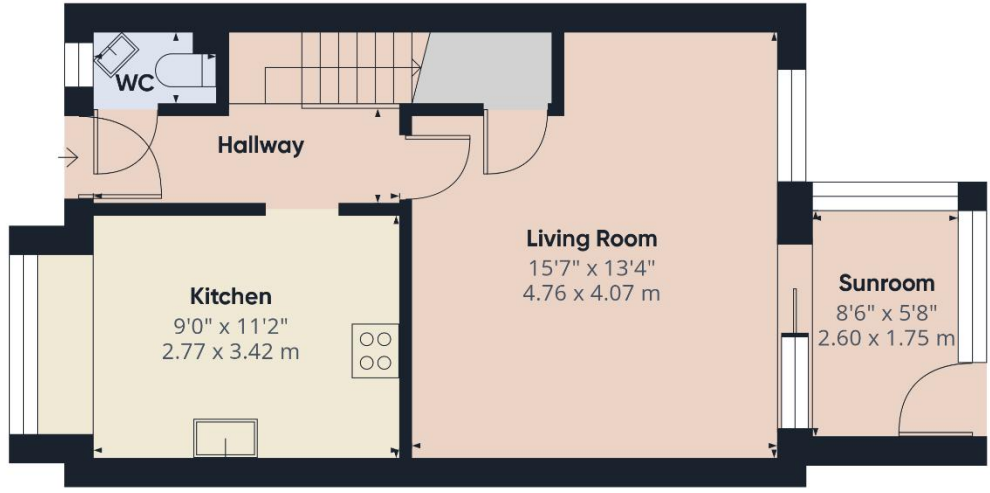


**For further information and to arrange your viewing, please contact our friendly and professional staff.**

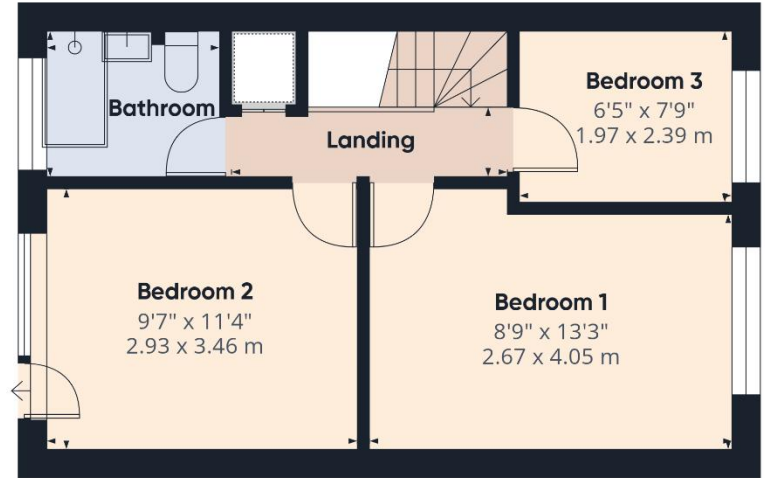
This property is being marketed by our Dereham office and the property reference is AD0425.

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.





Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
 798 ft<sup>2</sup>  
 74.1 m<sup>2</sup>  
 Reduced headroom  
 8 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

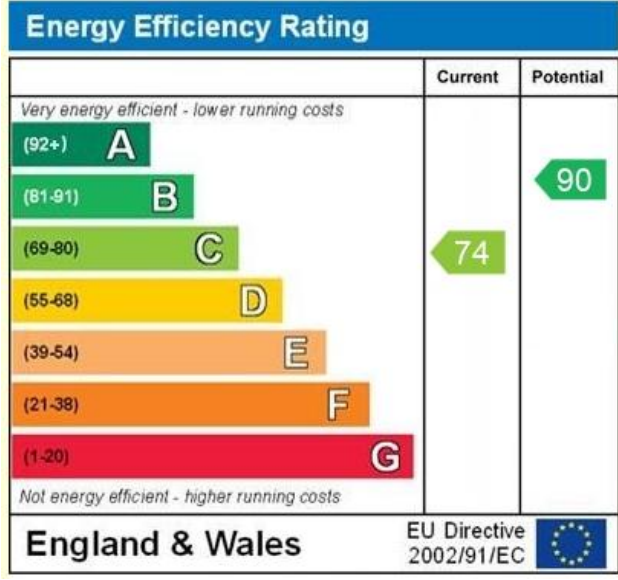
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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 RICS IPMS 3C standard.

GIRAFFE360



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