





## 28 Helsinki Way

£210,000

This attractive modern mid-terrace house offers spacious living accommodation, ideal for families, first time buyers or investors and is offered for sale with no onward chain!

The ground floor features a welcoming living/dining area, fitted kitchen, downstairs cloakroom, and access into the garage.

Upstairs, the property boasts three well-proportioned bedrooms, including a main bedroom complete with an en-suite shower room and walk-in wardrobe, in addition to a contemporary family bathroom.

Further benefits include gas central heating and uPVC double glazing throughout, an enclosed rear garden, along with a single garage and driveway.

N.B. There is an annual service charge payable to Amber Management for maintenance of the communal areas. The annual price for 2025 was £250.00. (this is subject to change).





## Services

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

## Situation

Toftwood is a residential district of Dereham situated approximately 2 miles from the thriving town centre, to which there is a regular 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. Dereham has a good selection of primary and secondary education, and the North Norfolk coast is also within a 40 minute drive.

## Directions

To find the property leave Dereham on the A1075 Shipdham Road, proceed underneath the flyover and enter Toftwood. Turn right just before the Post Office into Stone, and then left into Hillcrest Avenue. Take the 3rd left into Helsinki Way where the property can be seen after a short distance 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 AD0534.

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



**PARSONS**  
— COMPANY —

**Approximate total area<sup>(1)</sup>**

1001 ft<sup>2</sup>  
93 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

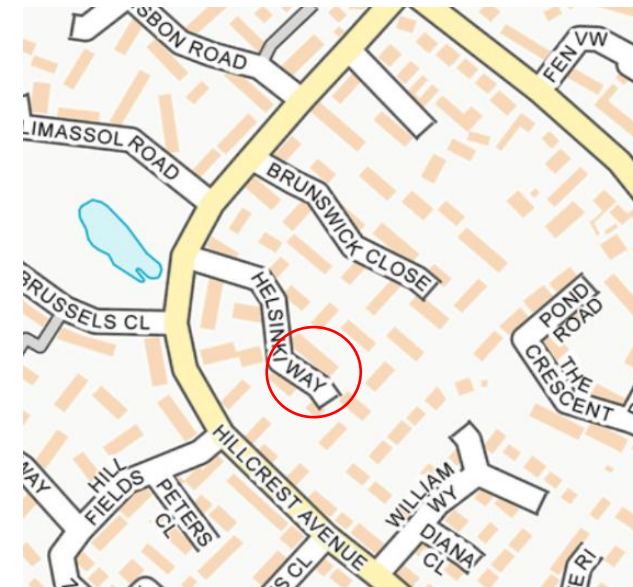
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            | 72                      |           |
| (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 &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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