



Dereham, NR19

Price guide £325,000

Norfolk Property Online presents this deceptively spacious family home. Located in the popular and well-served area of Toftwood, which affords easy access to Dereham Town Centre and the A47, this home occupies an exceptional plot. With off-road parking for numerous vehicles to the front, the rear garden offers vehicle access through the newly constructed carport and affords a high degree of privacy with potential to extend (STPP).

Internally the first floor offers three generous bedrooms, with an en-suite shower room to the master and a spacious family bathroom all access off the landing. With the ground floor offering an exceptional degree of flexibility with an inviting entrance hall, cloakroom, storeroom, spacious lounge, separate dining room, kitchen breakfast room and snug / bedroom four. An ideal opportunity for any growing family, this home demands an internal viewing to be appreciated.

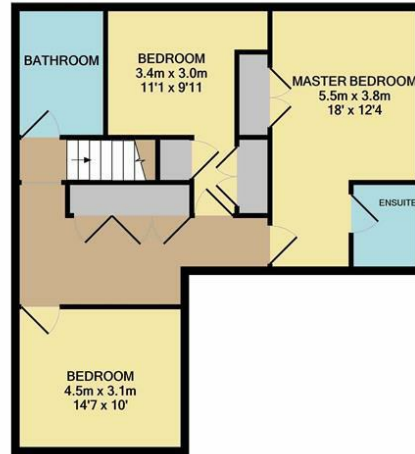
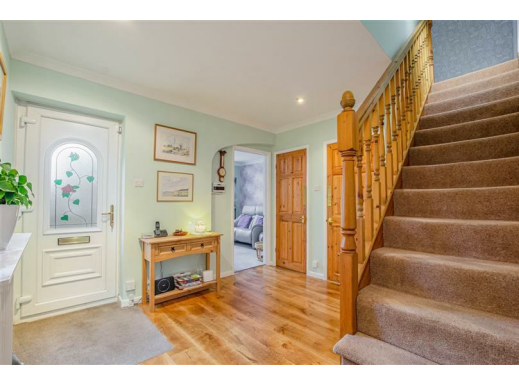


**Norfolk's local
online agent.**

90 St Faiths Lane, Norwich, NR1 1NE

01603 300900 | hello@norfolkpropertyonline.co.uk | norfolkpropertyonline.co.uk





1ST FLOOR
 APPROX. FLOOR
 AREA 54.8 SQ.M.
 (590 SQ.FT.)



OUTBUILDING
 APPROX. FLOOR
 AREA 20.5 SQ.M.
 (221 SQ.FT.)

GROUND FLOOR
 APPROX. FLOOR
 AREA 77.4 SQ.M.
 (834 SQ.FT.)

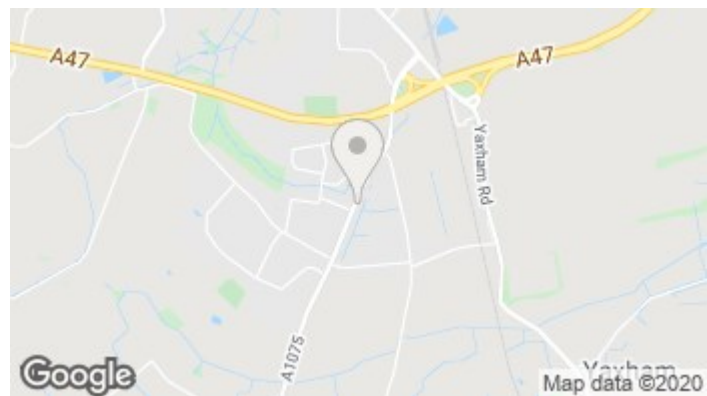
TOTAL APPROX. FLOOR AREA 152.8 SQ.M. (1645 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		67	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

**Norfolk's local
 online agent.**

90 St Faiths Lane, Norwich, NR1 1NE

01603 300900 | hello@norfolkpropertyonline.co.uk | norfolkpropertyonline.co.uk

