

FREEHOLD



House - Terraced

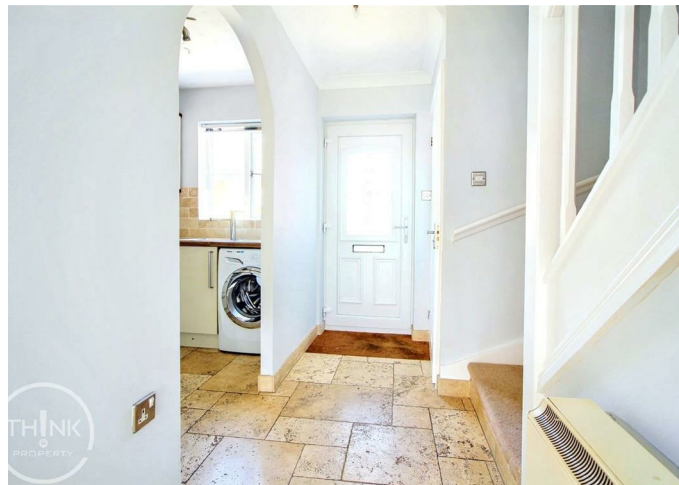
2 BRUNSWICK CLOSE, TOFTWOOD, DEREHAM, NR19 1XW

Price Guide

£190,000

FEATURES

- No onward chain
- En-Suite
- Modern Kitchen
- Off Road Parking
- Two Bedrooms
- Downstairs WC
- Enclosed Rear Garden
- Built in Storage



2 Bedroom House - Terraced located in Dereham

Nestled in the charming area of Brunswick Close, Toftwood, Dereham, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers. The property boasts a welcoming entrance hall that leads to a well-appointed kitchen, a convenient cloakroom, and a spacious lounge, perfect for relaxation and entertaining.

On the first floor, you will find two comfortable bedrooms, each designed with your comfort in mind. The main bedroom features an en-suite bathroom, providing a private retreat, while a family bathroom serves the second bedroom and guests alike.

The exterior of the property is equally appealing, with an enclosed rear garden that is mainly laid to lawn, offering a serene space for outdoor activities or simply enjoying the fresh air. A hard-standing patio area provides an ideal spot for al fresco dining or summer gatherings. Additionally, the property includes allocated parking for one vehicle, ensuring convenience for you and your guests.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking to take your first step onto the property ladder or seeking a low-maintenance home, this terraced house is a perfect choice. Don't miss out on this fantastic opportunity to own a lovely home in a desirable location.

Entrance Hall

Entrance UPVC door to the front, tiled flooring and electric storage heater. Access into kitchen, WC, living room and stairway to first floor.

Living Room

15'5" x 12'2"

UPVC double glazed french doors leading into the garden, storage cupboard, electric storage heater and carpet to floor.

Kitchen

10'6" x 5'3"

UPVC double glazed window to the front aspect, range of base and wall units, stainless steel sink and drainer, electric induction hob with electric oven, extractor, washing machine, tiled flooring and splash back tiles.

Bedroom One

11'2" x 12'6"

UPVC double glazed window to the rear aspect, electric storage heater, carpet to floor and En-suite.

En-suite: Walk in shower, stand alone sink basin, low level WC, vinyl flooring and floor to ceiling tiles.





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En Suite

Shower cubicle, low level W/C, pedestal wash basin.

Bedroom Two

9'2" x 7'7"

UPVC double glazed window to the front aspect, electric storage heater, carpet to floor, storage cupboard and also cupboard housing electric immersion.

Bathroom

7'3" x 5'7"

Bath tub, stand alone sink basin, low level WC and splash back tiles.

Outside

Enclosed rear garden mainly laid to lawn with a hard standing patio area.



Call us on

01603 338433

norwich@thinkproperty.ltd

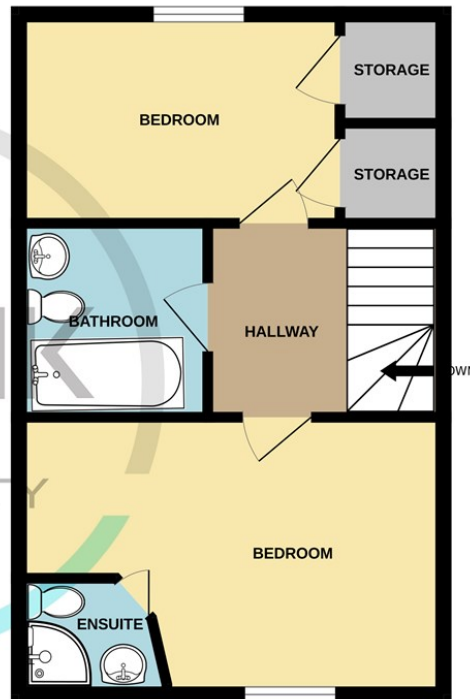
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Council Tax Band

B

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		68
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

