



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!!



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.



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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

guide price

£170,000



directions to this property:

Upon entering Toftwood from the Dereham direction, proceed along under the flyover onto Shipdham Road and take the left hand turn into School Lane. Take the right hand turn into Boyd Avenue and the property can be found at the end of the road. The property can be accessed by a passageway which is located on the right hand side of Laburnum Crescent.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116510 - 0008

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.

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