

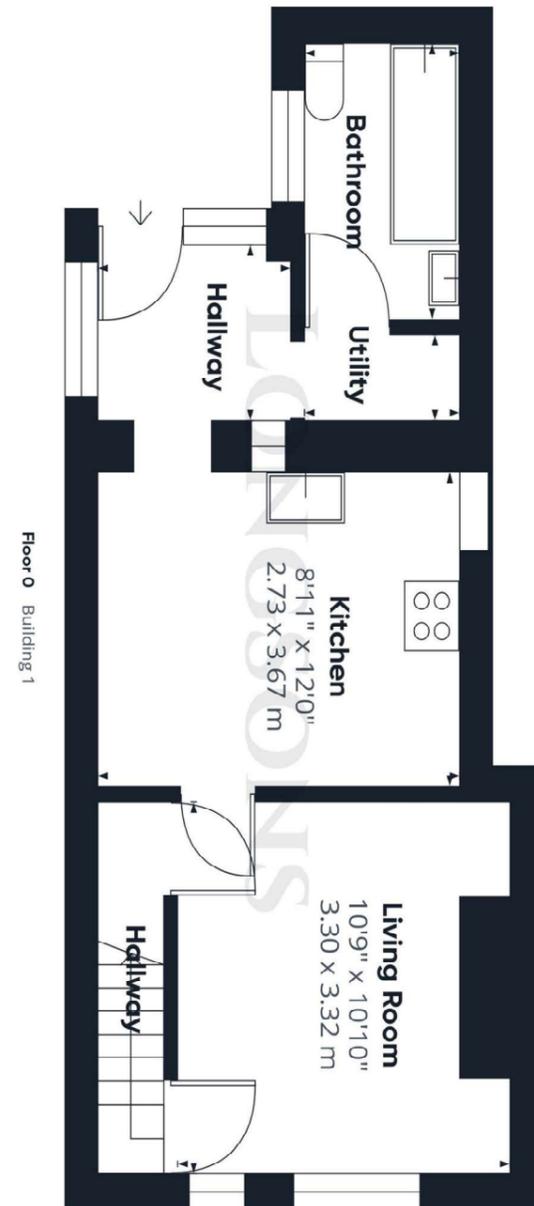


### Shipdham Road, Toftwood, Dereham, NR19 1JW

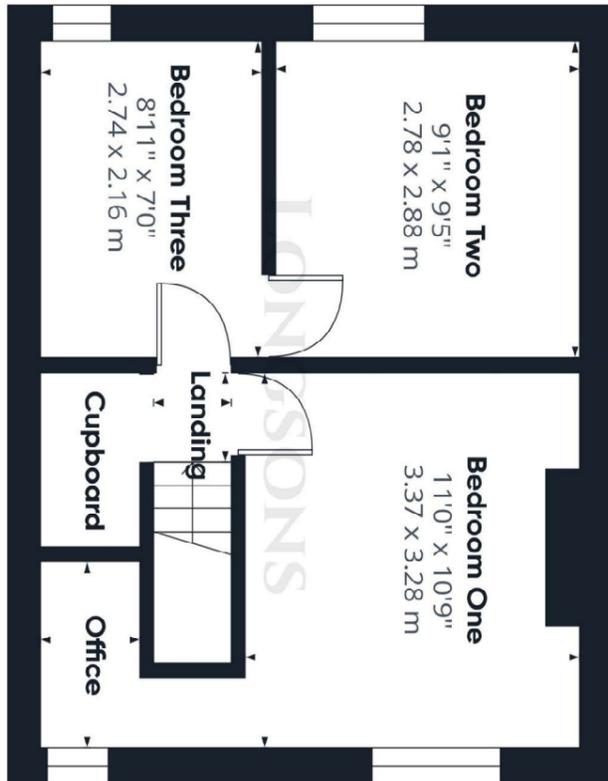
Quaint three bedroom mid-terrace house in Toftwood, Dereham. This individual property is cleverly laid out and offers lounge, kitchen/breakfast room, office spaces for working from home, large rear garden, bathroom, gas central heating and UPVC double glazing.

Viewing highly recommended!

**Price £200,000 Freehold**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Office Space/Walk-in Wardrobe**  
UPVC double glazed window to front.

**Bedroom Two**  
**9'5" (2.87m) x 9'1" (2.77m)**  
Accessed via bedroom three, UPVC double glazed window to rear, radiator.

**Bedroom Three**  
**8'11" (2.72m) x 7'0" (2.13m)**  
Wall mounted central heating boiler, UPVC double glazed window to rear, radiator.

**Rear Garden**  
Access via walkway leading to main entrance door with porch, areas laid to brickweave with central brick archway with wall and hedge to perimeter, outside tap, shed/workshop with electric sockets and lights and independent fuse box, area laid to lawn with wooden fence to perimeter.

**Outside Front**  
Wall to front boundary, access through to rear entrance and garden.

**Agent's Note**  
EPC rating D62 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedroom Mid-Terrace House
- Kitchen/Breakfast Room with Separate Utility Area
- Office Spaces
- Energy Efficiency Rating
- Large Garden with Workshop
- UPVC Double Glazing and Gas Central Heating

Situated in the popular village of Toftwood, a suburb of East Dereham, Longsons are delighted to bring to the market this three bedroom mid-terrace house. This unique property offers a cleverly laid out floorplan with kitchen/breakfast room, utility area, office areas, large rear garden with shed/workshop, gas central heating and UPVC double glazing.

Viewing highly recommended.

Briefly the property offers hallway, utility, bathroom, kitchen/breakfast room, lounge, three bedrooms, office space, large garden with shed/workshop, UPVC double glazing and gas central heating.

**Toftwood**  
Toftwood is on the southern edge of Dereham, Norfolk. While often called a village, it functions functionally as a suburban area of Dereham and is a residential neighbourhood known for its community feel and local amenities which includes the Co-op store, Post Office, Toftwood Social Club and Toftwood Village Hall which hosts

events and community groups. It is a friendly and quiet neighbourhood in Breckland, England. Known for its scenic walking paths and beautiful gardens, it's a place where residents appreciate the convenience of local amenities and the strong sense of community. Toftwood benefits from regular bus services that connect it to nearby towns and cities in Norfolk. Konectbus operates routes 8 and 8A, providing direct links to Dereham and Norwich city centre, with services running every 30 minutes during peak weekday hours and up to hourly off-peak.

**Porch**  
Composite double glaze door to rear, UPVC double glazed window to side and rear, radiator.

**Kitchen/Breakfast Room**  
**12'0" (3.66m) x 8'11" (2.72m)**  
Range of fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with drain and hot and cold taps plus a softened water tap, integrated electric oven and microwave, gas hob, space for under counter fridge, integrated ironing board.

**Lounge**  
**10'10" (3.3m) x 10'9" (3.28m)**  
Feature fireplace (currently not in use), UPVC double glazed window and decorative round window to front, under stair storage cupboards, door leading to stairs, radiator.

**Utility Area**  
Space and plumbing for washing machine/tumble dryer.

**Bathroom**  
Suite comprising bath with shower attachment over, hand wash basin, WC, fully tiled walls, obscure glass UPVC double glazed window to side, radiator.

**Stairs and Landing**  
**1'0" (0.3m) x 0" (0m)**  
Loft access and storage cupboard.

**Bedroom One**  
**11'0" (3.35m) x 10'9" (3.28m)**  
Fitted wardrobe unit with hanging and shelved storage, UPVC double glazed window to front, radiator.

