



**35 Strasbourg Way, Dereham, NR19 1UJ**

A one bedroom house situated within the popular area of Toftwood. With benefits including double bedroom, UPVC double glazing, first floor bathroom, downstairs cloakroom with WC and allocated parking space, viewing is highly recommended. Available early September.

**Price £600 pcm To Let**







All photographs are provided for guidance only.

- One Bedroom House
- Allocated Parking
- Double Bedroom
- Bathroom and Cloakroom
- UPVC Double Glazing
- Available Early September

One bedroom house situated within the popular area of Toftwood.

Available early September.

Benefits include - double bedroom, UPVC double glazing, first floor bathroom, downstairs cloakroom with WC and allocated parking space.

Briefly, the property comprises - Entrance Hall, living room, kitchen, ground floor cloakroom with WC, double bedroom, bathroom and allocated parking space.

Restrictions - No Smokers, No Pets.

#### TOFTWOOD

Adjoining the Norfolk market town of Dereham, Toftwood is a good size village with amenities including local shops, public house and schools. There is a regular bus service to Dereham town and all its further amenities.

Dereham is a popular Norfolk market town with free parking and plenty of amenities, which include - a great range of shops, a cinema, sports and leisure

facilities, supermarkets, schools and restaurants. Also conveniently placed a short drive from the A47 providing access to the "Capital of Norfolk" - Norwich City.

#### Entrance Hall

Entrance door, fitted carpet.

#### Cloakroom

**4'9" (1.45m) x 4'9" (1.45m)**

Double glazed window to side, WC, hand wash basin,

#### Lounge/Diner

**16'2" (4.93m) Max x 14'9" (4.5m) Max**

Double glazed window to front aspect, TV point, telephone point, electric storage heater, stairs to first floor, archway through to kitchen.

#### Kitchen

**7'2" (2.18m) Max x 5'5" (1.65m) Max**

Fitted with a range of wall and base level kitchen units with rolled edge worktop over, single sink drainer, space for cooker and fridge.

#### Stairs & Landing

Cupboard housing water heater, access to loft.

#### Bedroom

**12'11" (3.94m) To Wardrobe x 9'9" (2.97m)**

Double glazed window to front aspect, built in wardrobes, wall mounted storage heater.

#### Bathroom

**10'1" (3.07m) Max x 4'10" (1.47m) Max**

Bathroom suite comprising - panel bath with shower over, WC, plumbing and space for washing machine, Velux window to front aspect.

#### Outside

Laid to low maintenance shingle with path to front door and fenced storage area. The property comes with an allocated parking space.

