



Helsinki Way, Dereham NR19 1XU

welcome to

Helsinki Way, Dereham

This 3 bedroom, semi detached home with spacious living areas, garage, parking spaces and enclosed garden is the perfect property for families or couples requiring practical and comfortable living.



This is a well presented 3 bedroom semi-detached home with a spacious and modern living area. Driveway leading to the garage and entrance to the ground floor featuring a cloakroom, kitchen, lounge, conservatory with access to the garage. On the first floor you will find 3 bedrooms, 1 with an en-suite facilities and a separate family bathroom. The exterior of the property has an enclosed rear garden providing a practical and low maintenance outdoor space.

Property benefits from gas central heating and double glazing providing a perfect home for a family or couples looking for multi functional space. The conservatory adds extra downstairs space, leading to the fully enclosed garden and patio, perfect for space to relax or entertain.

Helsinki Way is situated in a residential area of Toftwood close to the town of Dereham where you will find amenities such as independent shops, cafes, restaurants and doctors surgeries. Toftwood itself has a shop, fish & chip takeaway, social club and hairdressers and just on the outskirts of Dereham town you can find supermarkets, restaurants and some of the larger retail chains. Being in the heart of Norfolk, transport links can take you to Norwich, King's Lynn, smaller villages surrounding the area and to the Norfolk Coast.



Total floor area 110.7 m² (1,191 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Helsinki Way, Dereham

- GUIDE PRICE £250,000 - £260,000
- Three Bedroom House
- Fully enclosed garden
- Conservatory adding extra living space.
- Modern Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£250,000 - £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117953 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk