



13 Tipton Close, Dereham  
£285,000



# 13 Tipton Close

Dereham, Dereham

Tipton Close provides a lifestyle that flows naturally, offering a comfortable and uncomplicated way of living in a well-established part of town. Mornings can be spent soaking up the sunshine in the private, south-facing garden, while the smartly designed kitchen invites everything from quick weekday meals to relaxed weekend cooking. With green spaces to explore nearby and a strong sense of community, there's plenty to enjoy just beyond your doorstep. Local shops, supermarkets and town centre amenities are all within easy reach, keeping everyday tasks simple and stress-free. The area also caters well for schooling, fitness and hobbies, giving you flexibility no matter your pace or priorities. Whether you're taking your first step onto the property ladder or simply looking for something more manageable, this home makes life feel that little bit lighter.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







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### The Location

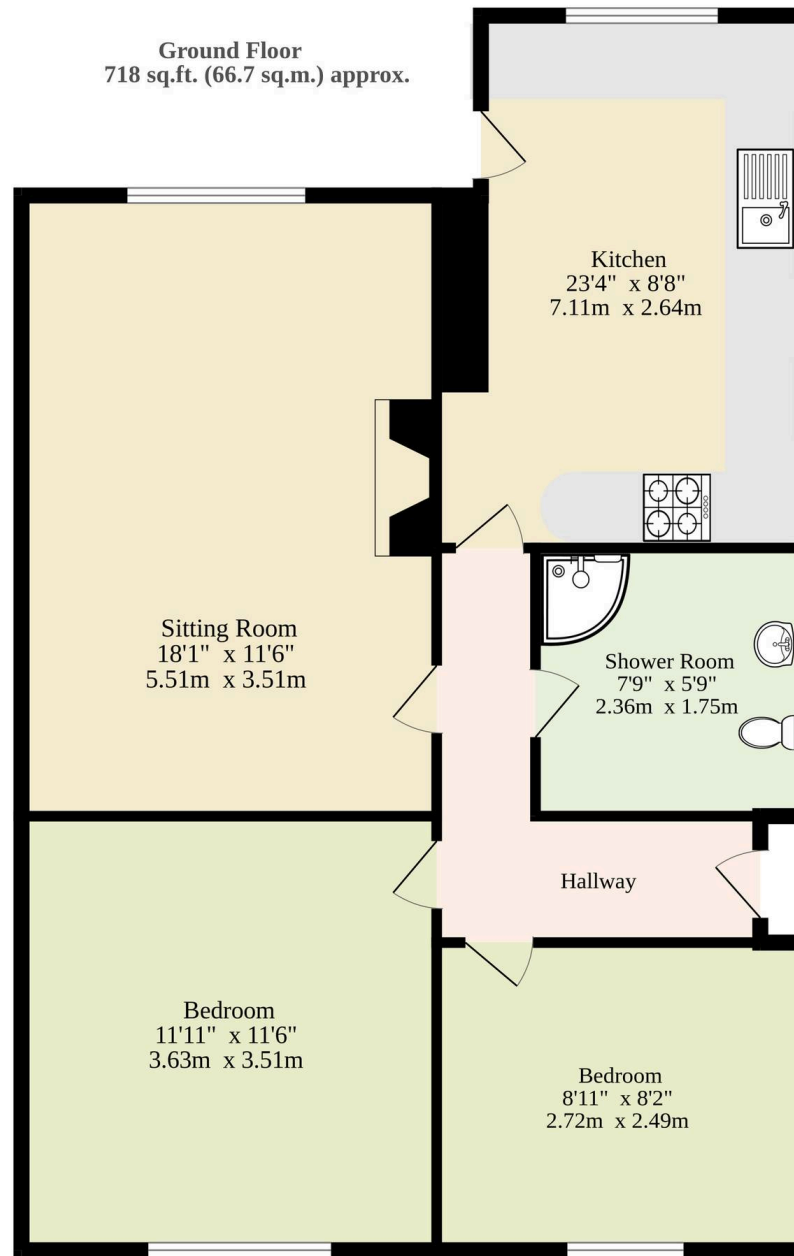
Tucked within the popular Toftwood area, Tipton Close offers a wonderfully convenient setting with everyday essentials close to hand. Just a short walk brings you to both Aldi and Tesco, making the weekly shop a breeze, while the nearby A47 offers quick connections for those heading further afield.

Dereham's vibrant town centre is only minutes away on foot, packed with a wide mix of shops, cafés and services, and for those needing to reach Watton, the route is straightforward and easily manageable.

Schooling options are well-catered for locally,



**Ground Floor**  
718 sq.ft. (66.7 sq.m.) approx.



**TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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