



32 Strasbourg Way, Dereham

In Excess of £140,000

# 32 Strasbourg Way

Dereham

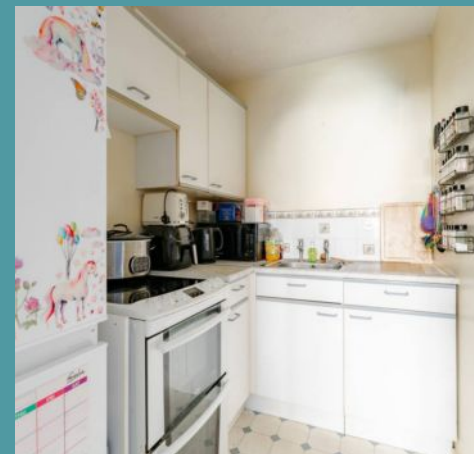
Set in a peaceful spot within the popular Toftwood area of Dereham, this charming one-bedroom home is a perfect match for first-time buyers, downsizers, or investors. Step inside to find a surprisingly spacious open-plan living and dining area that feels light, welcoming, and ideal for everyday life. The bedroom upstairs is a great size, complete with built-in storage and its own en-suite — offering a cosy and private escape. Outside, the low-maintenance garden space has been neatly landscaped, with handy storage and allocated parking adding to the appeal. With UPVC double glazing, economy 7 heating, and a location close to shops, schools, and great transport links, it's as practical as it is inviting. A lovely home in a fantastic setting — ready to move into and enjoy.

## Agents Note

Sold Freehold

Connected to mains water, electricity and drianage.

Maintenance: £30





## 32 Strasbourg Way

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### The Location

This property is ideally located in Toftwood, a sought-after residential area on the edge of Dereham. Offering a peaceful, community-focused setting, Toftwood provides the best of both worlds – a quieter, more relaxed feel while still being just moments from the town's many amenities.

Within a short distance, you'll find supermarkets, a local pub, and schools for all ages.

Dereham town centre is just a short drive away and offers a fantastic range of facilities including shops, pharmacies, GP surgeries, dentists, a cinema, bowling alley, leisure centre, and a great choice of pubs and restaurants.

With convenient access to the A47, this location is perfect for commuters or anyone looking to enjoy everything this thriving market town has to offer, with countryside and town life rolled into one.

### Strasbourg Way, Toftwood

Situated in a peaceful residential setting in Toftwood, this beautifully presented one-bedroom home is the perfect choice for first-time buyers, downsizers, or investors. With a warm and welcoming feel throughout, this charming property offers both comfort and convenience in equal measure.





## 32 Strasbourg Way

### Dereham

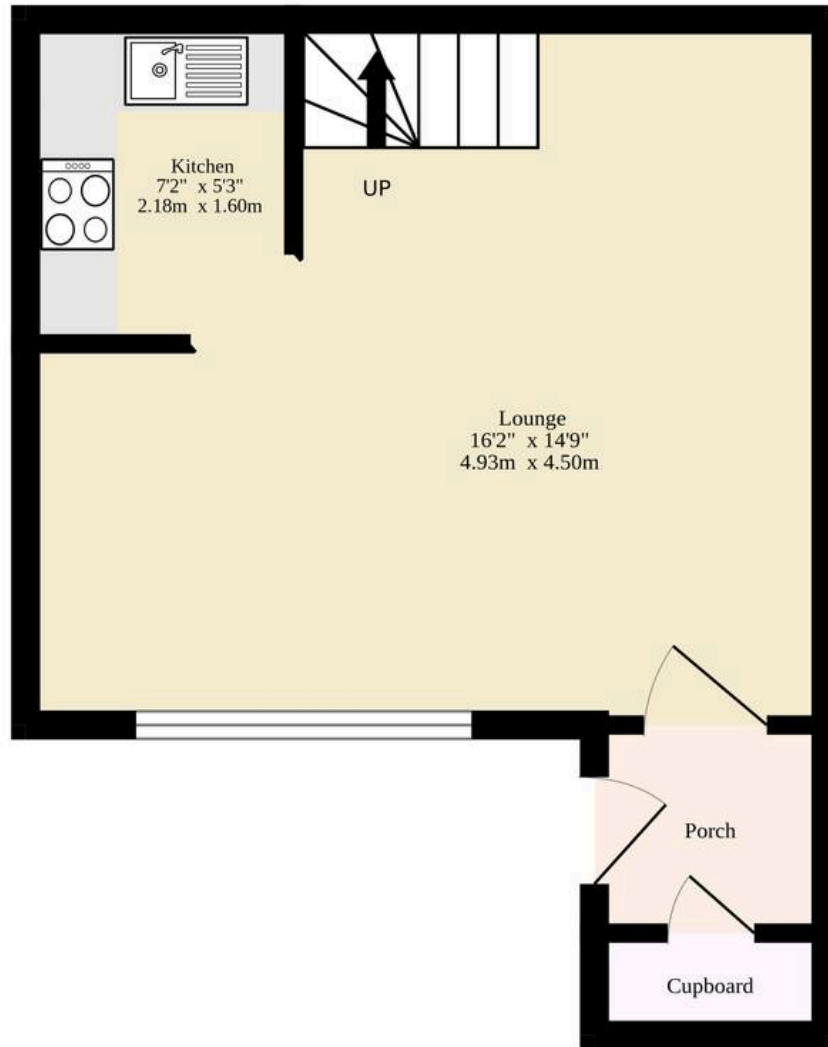
Step inside and you're greeted by a spacious open-plan living and dining area — a bright and airy space that's ideal for relaxing or entertaining. The adjoining kitchen is compact yet well-designed, offering everything you need in a neat and functional layout. A handy utility cupboard in the entrance hall adds to the practicality of the home. Upstairs, the generous double bedroom benefits from built-in storage and its own en-suite bathroom, providing a private and peaceful retreat after a long day. The room's size and layout offer flexibility, whether you're setting up a home office corner or simply enjoying the space to unwind.

Outside, the enclosed front garden has been attractively landscaped with low-maintenance shingle, brickweave pathway, and timber storage sheds — perfect for storing bikes or gardening tools. The home also comes with allocated off-road parking, making everyday living a breeze.

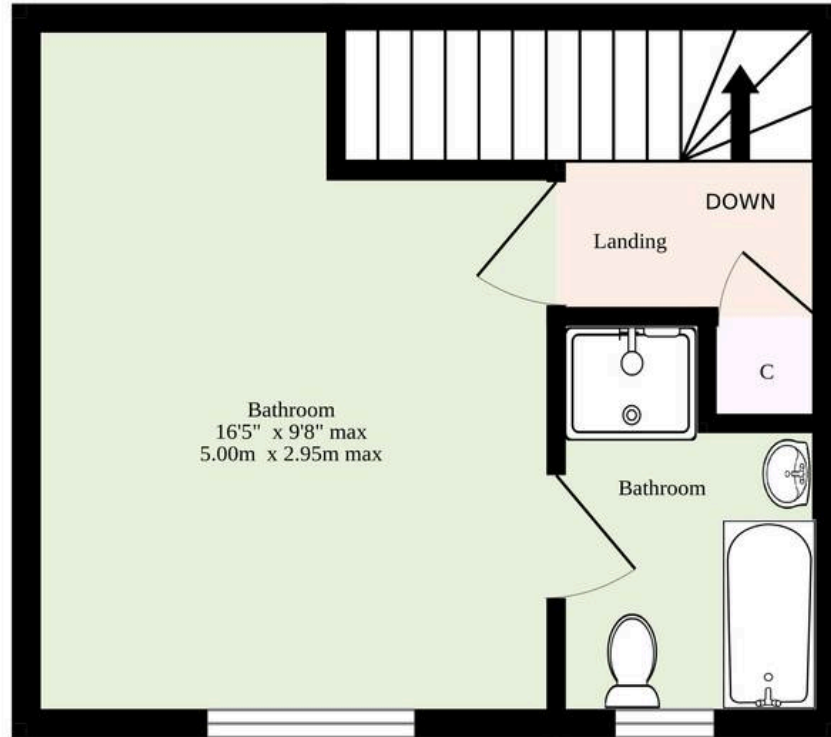
With UPVC double glazing, economy 7 heating, and a popular, well-connected location close to shops, schools, and transport links, this sweet and stylish home offers a fantastic opportunity to step onto the property ladder or grow your investment portfolio.



**Ground Floor**  
302 sq.ft. (28.1 sq.m.) approx.



**1st Floor**  
202 sq.ft. (18.8 sq.m.) approx.



**TOTAL FLOOR AREA : 504 sq.ft. (46.8 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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