



## 6 Tipton Close, Dereham

In Excess of £285,000



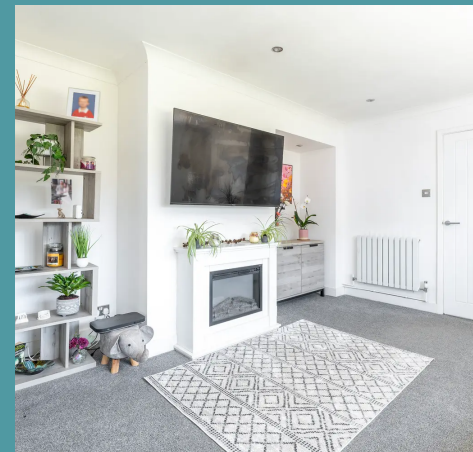
# 6 Tipton Close

## Dereham

Immaculate home filled with light! Step inside to a spacious sitting room, warmed by a fireplace and bathed in sunshine from a large window. The sleek, modern kitchen boasts shaker-style cabinets and chrome fixtures with a handy side porch. Two generously sized bedrooms offer relaxing environments, complemented by a modern shower room featuring a walk-in shower. Outside, a meticulously landscaped garden with a mix of patio and lawn creates an idyllic space for relaxing or entertaining and off road parking and garage complete the property.

### THE LOCATION

Within walking distance to the town centre, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops and supermarkets such as a Tesco and Morrisons. Alongside, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.







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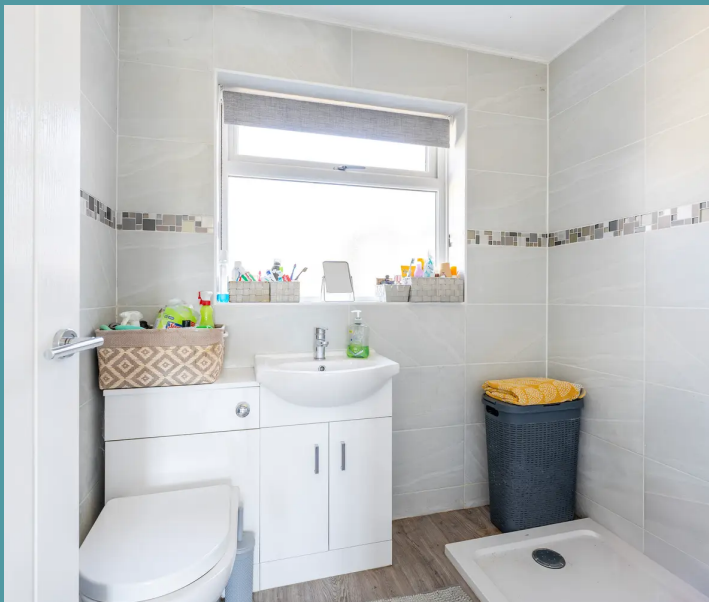
Dereham

### TIPTON CLOSE

As you step inside, you are greeted by a spacious sitting room that boasts a cosy atmosphere, complete with plush carpeting underfoot, a feature fireplace and a large window that fills the room with natural light from the front.

The well-equipped double-aspect kitchen is designed with shaker-style cabinetry, sleek wooden-style countertops and modern chrome fixtures. A useful side porch extends from the kitchen, providing convenient storage space for coats and shoes.

Adjacent to the kitchen, a versatile garden room awaits, offering endless possibilities as a study or additional reception area. The property features two generous-sized bedrooms, each offering ample space to create your ideal environment. Accompanying the two bedrooms is a modern shower room with a large walk-in shower and storage for self-care essentials.







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The exterior of the property is just as lovely as the interior, with a meticulously landscaped garden that combines a mix of patio and lawn areas, perfect for relaxing or entertaining outdoors. Ample parking space and a garage provide convenience for multiple vehicles.

### AGENTS NOTE

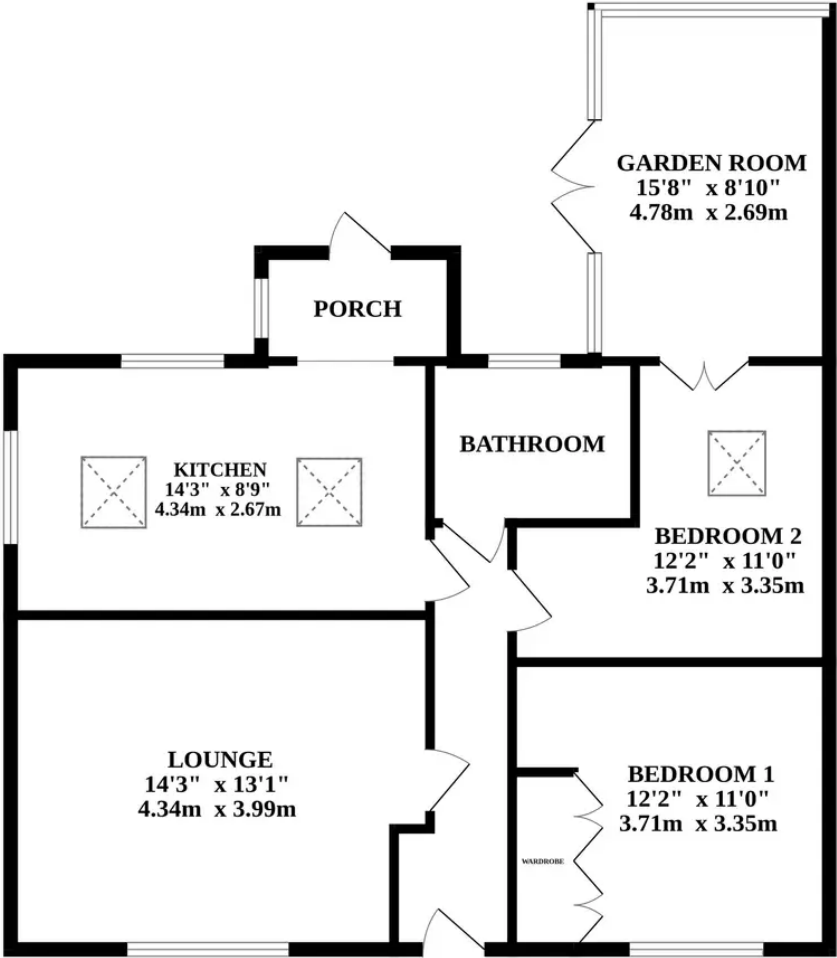
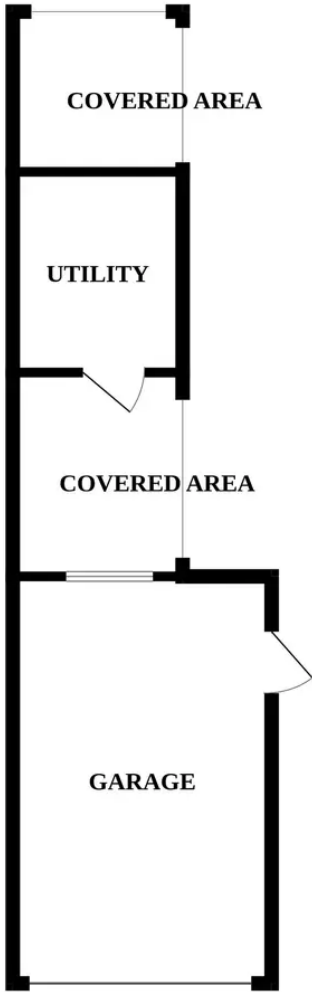
We understand this property will be sold freehold, connected to all mains services.

Council Tax Band - B





GROUND FLOOR



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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