



45 Geneva Walk, Dereham
Dereham

Minors & Brady



45 Geneva Walk

Dereham

Chain free, this mid-terrace home is situated on a quiet street in Toftwood, Dereham, offering comfort and practicality. Inside, a bright and welcoming entrance leads to a functional kitchen and a spacious living/dining area that opens onto a West-facing garden, ideal for relaxing or entertaining. Upstairs, three bedrooms provide space to personalise, alongside a classic bathroom suite. Outside, the low-maintenance garden, paved seating areas, and two allocated parking spaces complete the picture. Perfect for first-time buyers or investors, this home combines modern living with a peaceful location, ready to move into and enjoy.

- Chain free
- Mid-terrace residence positioned down a quiet residential road in the desirable Toftwood area, within the market town of Dereham
- Suitable choice for first-time buyers or investors
- Kitchen fitted with wall and base cabinetry, an integrated oven, sink/drainer unit and areas for your own appliances
- Spacious, light-filled living/dining room with sliding doors out to the garden, inviting relaxation and entertaining
- Three bedrooms, two of which are doubles, ready for you to personalise
- Bathroom comprising of a classic three-piece suite
- A private, West-facing garden that is low-maintenance, predominately shingle with paved areas for seating arrangements
- Two allocated parking spaces at the rear
- Short distance to a wide range of essential amenities, including shops, schools and transport links



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Location

Geneva Walk is located in the Toftwood area, a quiet residential suburb on the western edge of Dereham, a market town in Norfolk. Residents benefit from nearby local amenities, including convenience stores, small supermarkets, and a handful of independent shops along Shipdham Road, while Dereham town centre, just a short walk or drive away, provides a broader range of shops, cafes, and services.

For families, Toftwood Infant School and Toftwood Community Junior School are within easy walking distance, while older children typically attend Dereham Neatherd High School or Northgate High School, both just a short drive away. Transport connections are convenient: local bus routes link Toftwood with Dereham town centre and surrounding villages, and main roads provide straightforward access to Norwich and other parts of Norfolk. Geneva Walk offers a lifestyle suited to those seeking a peaceful, community-focused environment without being far from schools, shops, or transport links.



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Step into a welcoming entrance hall, bright and airy, with a convenient WC and under-stairs storage providing practical everyday functionality. The kitchen is thoughtfully fitted with wall and base cabinetry, an integrated oven, a sink/drainer unit, and space for your own appliances.

The spacious living and dining area is flooded with natural light, with sliding doors opening directly onto the garden, a perfect setting for relaxed evenings or entertaining friends and family. Upstairs, three bedrooms, two of which are generous doubles, offering plenty of scope to personalise and make your own. The bathroom features a classic three-piece suite, including a bathtub, a hand wash basin and a toilet.

Outside, a private, west-facing garden is easy to maintain, predominantly laid to shingle with paved seating areas, ideal for outdoor seating arrangements. Two allocated parking spaces at the rear add convenience, and the front of the property is well-maintained, complete with a useful storage outbuilding.

A home that balances comfort, style, and practicality in a sought-after location, ready for you to move straight in and enjoy.

Agents Notes

Freehold

Connected to mains services.

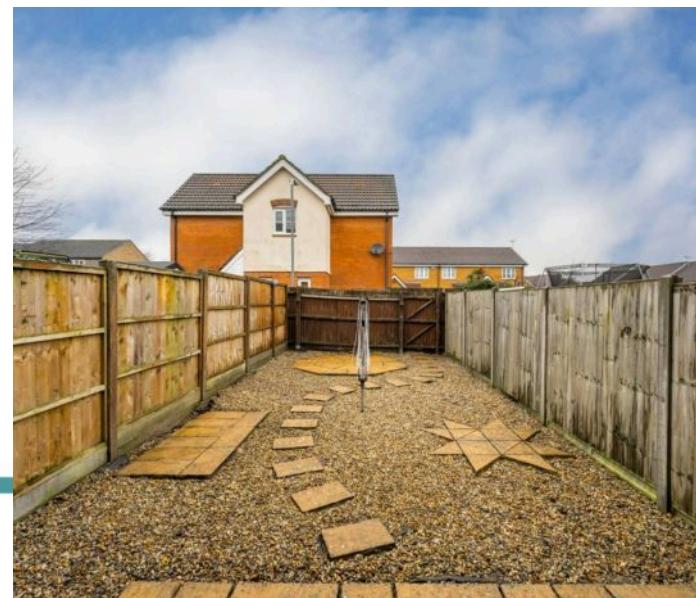
Amber management around £300 p/a.

Renewal for charges: January.

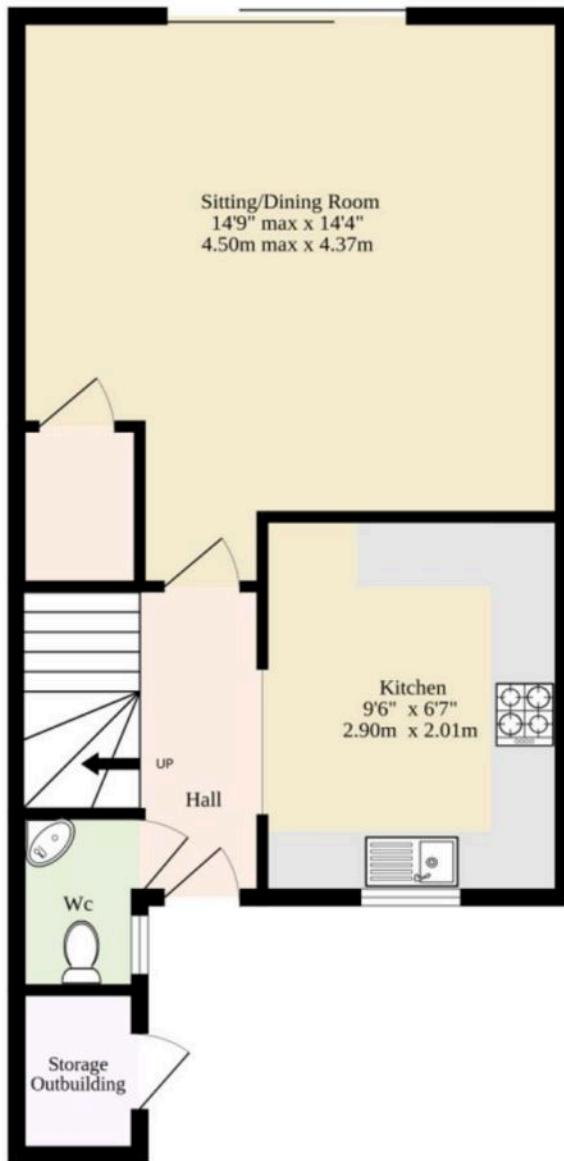
Please note that the photography in this advertisement includes AI-generated staging. We recommend visiting the property in person to fully assess the space and its features.

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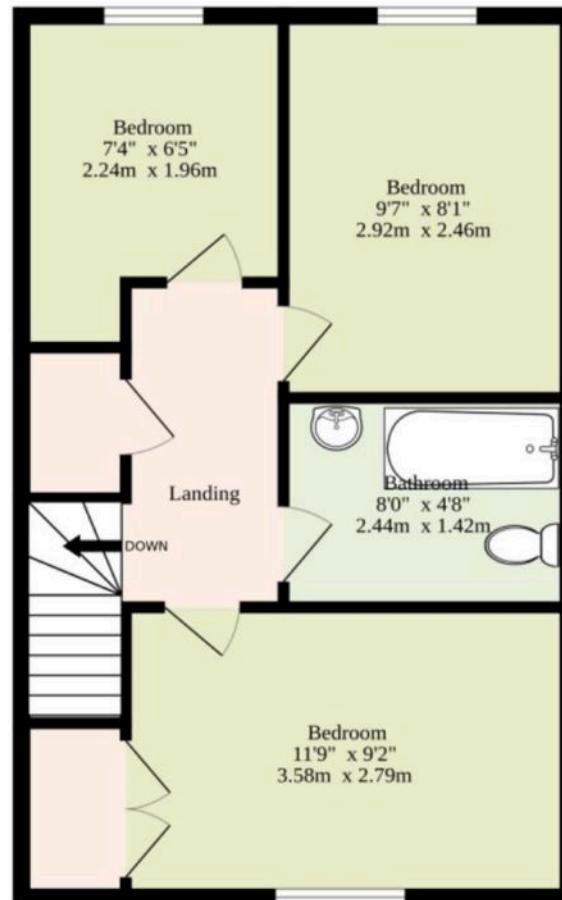
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Ground Floor
342 sq.ft. (31.8 sq.m.) approx.



1st Floor
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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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Minors & Brady

Your home, our market



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