



62 Helsinki Way, Dereham

Dereham



Minors & Brady

62 Helsinki Way

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation across two floors. Designed with practicality in mind, it provides a comfortable layout suited to modern living. The ground floor features flexible reception space that flows seamlessly into a conservatory, creating an ideal setting for both everyday life and entertaining. Upstairs, three well-proportioned bedrooms are complemented by en-suite facilities and a separate family bathroom. The overall layout offers adaptability for families, guests or those working from home. Outside, the enclosed rear garden provides a pleasant and manageable outdoor space. With the added benefit of a garage and allocated parking, this property delivers a balanced combination of convenience and functionality.

- Three-bedroom semi-detached home
- Spacious accommodation arranged over two floors
- Generous lounge/diner with open-plan feel
- Bright conservatory providing additional reception space
- En-suite to principal bedroom
- Ground floor cloakroom
- Enclosed rear garden with patio area
- Garage with power and lighting
- Allocated off-road parking
- Gas central heating and double glazing throughout





M&B

62 Helsinki Way

The Location

Helsinki Way is a well-situated residential street in Toftwood, a popular suburb of the thriving market town of Dereham, located in the heart of Norfolk. This sought-after location offers a strong sense of community and convenient access to a wide range of local amenities. Just a short distance away lies Dereham town centre, where residents can enjoy a variety of independent shops, national retailers, cafés, and restaurants.

For day-to-day essentials, there are several nearby supermarkets including Tesco, Morrisons, and Lidl.

Families will appreciate the proximity to well-regarded schools such as Grove House Infant and Nursery School, Toftwood Junior School, and Northgate High School, all within easy reach. Healthcare needs are well-served with local GP practices like Dereham Surgery and Theatre Street Medical Centre, as well as the nearby Dereham Hospital offering community health services.

Transport links are excellent, with regular bus services connecting Toftwood and Dereham to Norwich, Swaffham, and other surrounding towns, while the A47 provides direct road access to Norwich (approximately 30 minutes by car) and King's Lynn. For rail travel, nearby stations at Wymondham or Norwich offer national rail services.



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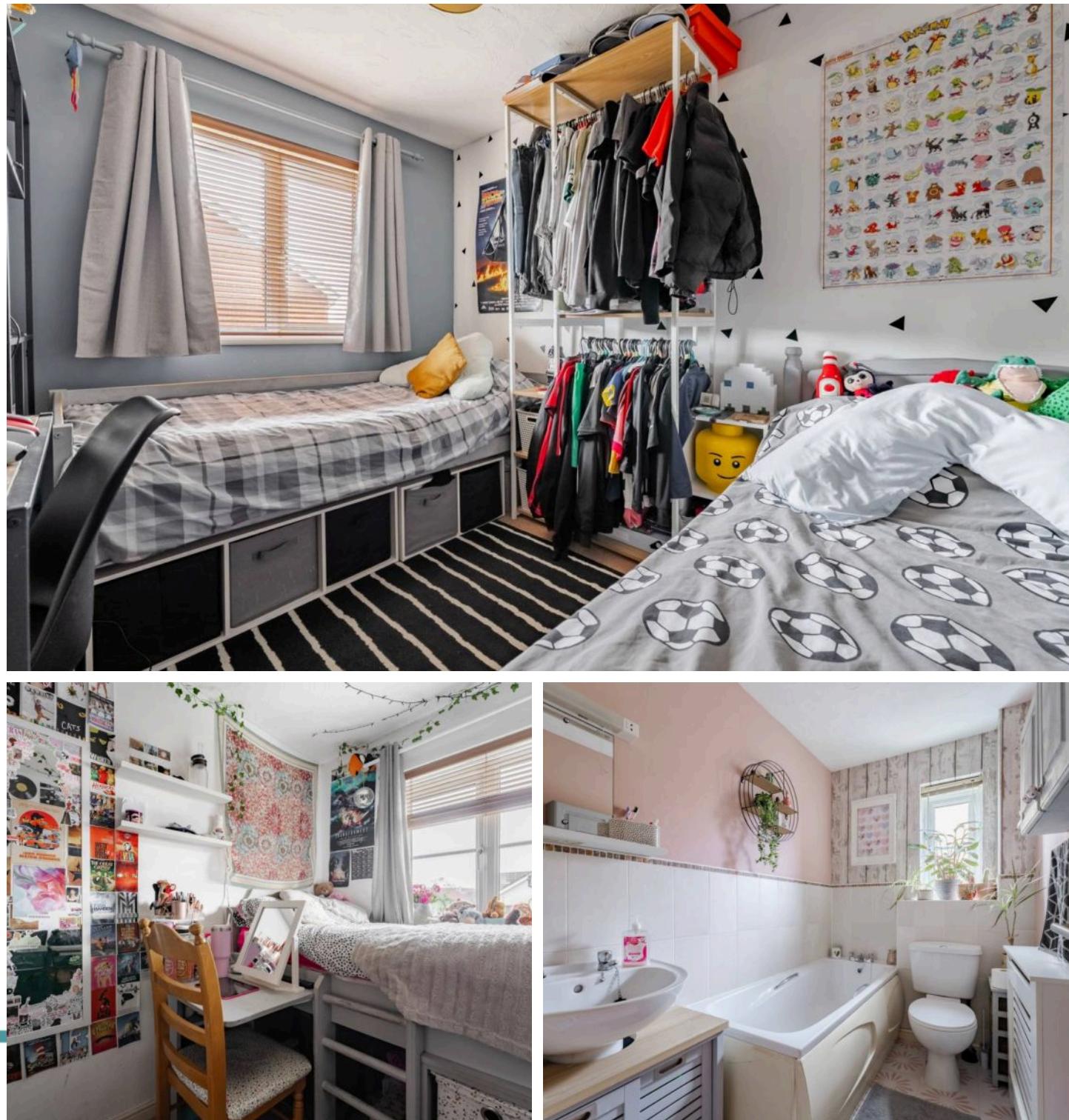
This well-presented three-bedroom semi-detached home offers spacious and practical accommodation arranged over two floors, making it an excellent choice for families, couples or those seeking flexible living space.

Benefiting from gas central heating and double glazing throughout, the property is designed for comfortable, low-maintenance living.

The ground floor provides a welcoming entrance hallway leading to a generous lounge/diner, which offers a versatile open-plan feel and flows naturally into a bright conservatory at the rear. This additional reception space enhances the home's overall footprint and creates an ideal setting for relaxing or entertaining, with direct access to the garden.

A well-proportioned kitchen is positioned to the front of the property, while a convenient cloakroom completes the downstairs layout.

Upstairs, the first floor comprises three bedrooms, including two doubles and a further single room, offering flexibility for family life, guests or home working. The principal bedroom benefits from its own en-suite facilities, while a separate family bathroom serves the remaining bedrooms. Built-in storage and practical layout considerations further enhance the sense of space and functionality.



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Externally, the property enjoys an enclosed rear garden mainly laid to lawn with a patio area, providing a pleasant outdoor space for everyday use and seasonal entertaining. The home also benefits from a garage with power and lighting, along with allocated off-road parking, ensuring convenient and secure parking options.

Overall, this is a well-balanced and thoughtfully arranged home offering adaptable living space both inside and out.

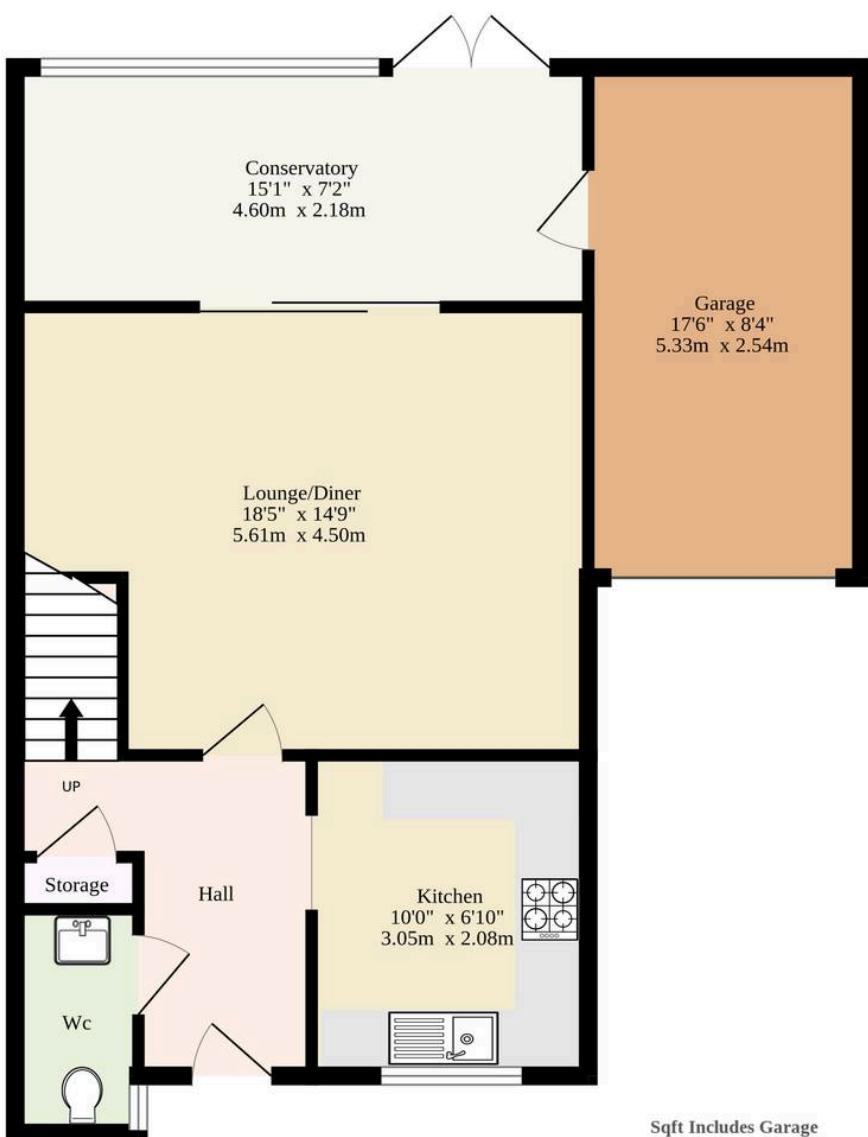
Agents Note

This property will be sold freehold.

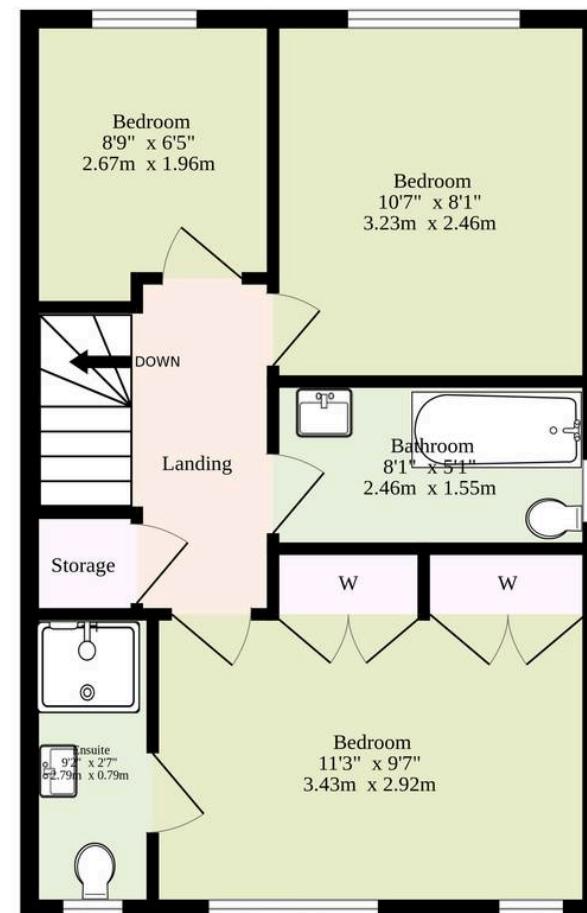
Connected to mains water, electricity, gas and drainage.



Ground Floor
651 sq.ft. (60.5 sq.m.) approx.



1st Floor
352 sq.ft. (32.7 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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