



2 Toftmead Close, Dereham

Minors & Brady



2 Toftmead Close

Dereham

Immaculately presented and ready to move straight into, this stylish home is perfect for first-time buyers seeking comfort, convenience and low-maintenance living. Situated in a desirable location, the property offers two generous double bedrooms and well-planned accommodation across both floors. The bright lounge/dining room provides an excellent space for relaxing and entertaining, while the fitted kitchen and ground floor WC add everyday practicality. Outside, the attractive rear garden has been thoughtfully designed with Indian sandstone patio and decking areas, complemented by colourful hanging baskets and planting. Further benefits include two allocated parking spaces, a powered shed and a boiler installed in October 2023. Finished to a high standard throughout, this is a home that simply needs to be viewed to be fully appreciated.

- Two generously sized double bedrooms throughout
- Bright and beautifully maintained accommodation inside
- Spacious lounge and dining area for entertaining
- Well-appointed fitted kitchen with useful storage
- Convenient ground floor cloakroom for guests
- Family bathroom conveniently accessed from landing
- Attractive rear garden designed for easy maintenance
- Indian sandstone patio and raised decking area
- Two private allocated parking spaces included
- Detached shed with power, lighting and storage space



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The Location

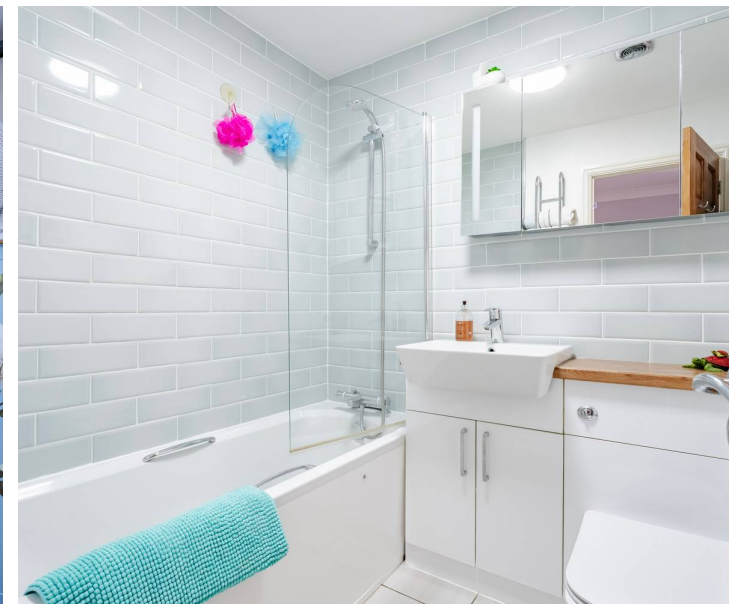
Dereham is a historic and thriving market town situated in the heart of Norfolk, offering an excellent blend of convenience, community and everyday amenities. Popular with families, professionals and retirees alike, the town provides a wide range of facilities whilst retaining its traditional market town character and appeal.

The town centre offers an excellent selection of independent shops, cafés, restaurants, supermarkets and essential services, alongside a longstanding market that continues to play an important role in local life. Residents benefit from a variety of healthcare facilities, including GP surgeries, dental practices and Dereham Community Hospital, ensuring everyday needs are well catered for close to home.

Families are particularly well served, with a range of primary and secondary schooling options available within the town, together with sports clubs, leisure facilities and recreational spaces. The popular Dereham Leisure Centre provides fitness and swimming facilities, while nearby parks and green spaces offer opportunities for outdoor enjoyment throughout the year.

Transport links are another key advantage of the area. Regular bus services connect Dereham with Norwich, King's Lynn and surrounding towns, while the nearby A47 provides convenient road access across Norfolk and beyond. Although the town does not have a mainline railway station, rail services are easily accessible from nearby Wymondham and Norwich.

Surrounded by attractive Norfolk countryside, Dereham also offers excellent access to walking routes, quiet villages and scenic rural landscapes. Its central location makes it an ideal base from which to explore the wider county, including the Norfolk Broads, coastline and many of the region's popular attractions.





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Situated in a desirable residential location, this exceptionally well-presented home offers stylish and practical accommodation throughout, making it an ideal purchase for first-time buyers, professionals or those seeking a property ready to move straight into. Lovingly maintained by the current owner, the property enjoys a bright and welcoming feel from the moment you step inside.

The ground floor accommodation begins with an entrance hall, leading through to a fitted kitchen which has been thoughtfully designed to maximise the available space. Offering a good range of storage cupboards and work surfaces, the kitchen provides a practical environment for day-to-day living. A convenient ground floor WC adds further practicality and is particularly useful when entertaining guests.

To the rear of the property, the lounge/dining room provides an excellent living space with room for both comfortable seating and a dining table. French doors allow natural light to flood the room while also providing direct access to the rear garden, creating an effortless connection between indoor and outdoor living.

Upstairs, the first floor offers two genuine double bedrooms, both well-proportioned and capable of accommodating a range of furniture. The family bathroom is accessed from the landing and serves both bedrooms, creating a practical layout suited to modern living.



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Externally, the property continues to impress. The rear garden has been designed with ease of maintenance in mind, allowing owners to spend more time enjoying the space rather than maintaining it. A beautiful Indian sandstone patio provides the perfect setting for outdoor dining and entertaining, while the decked seating area offers an additional space to relax. Although low maintenance in design, the garden is filled with colour and character thanks to an attractive display of hanging baskets and carefully positioned planting by the current owner, creating an inviting outdoor environment throughout the warmer months.

Further benefits include two allocated parking spaces and a detached shed complete with power and lighting, offering excellent storage, workshop potential or space for hobbies. The property also benefits from a recently installed boiler, fitted in October 2023, providing added peace of mind for prospective purchasers. Hillarys blinds have also been fitted, contributing to the home's attractive finish.

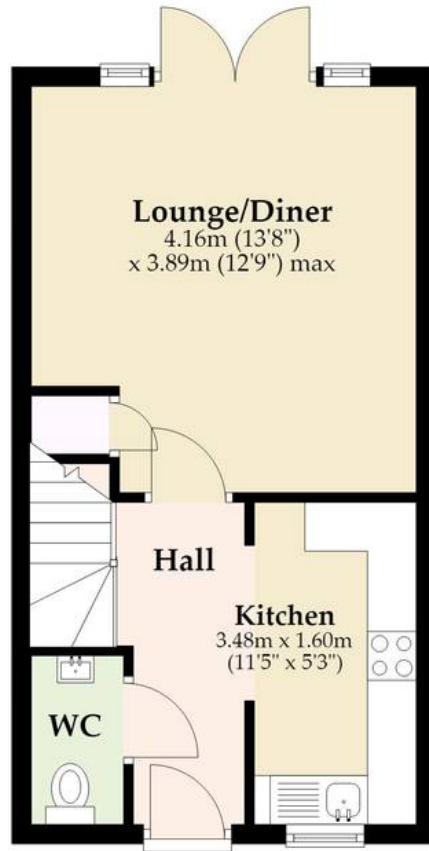
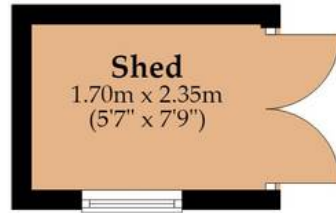
Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



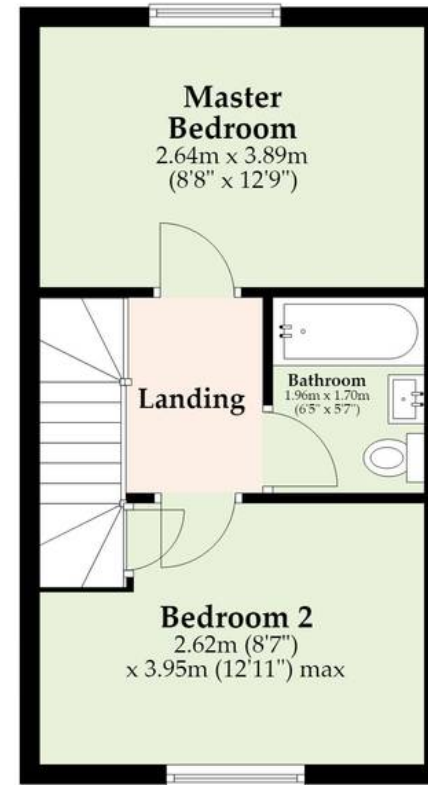
Ground Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



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Total area: approx. 64.7 sq. metres (696.8 sq. feet)

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.

Plan produced using PlanUp.

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