



25 | Helsinki Way | Dereham | NR19 1XU

Guide Price £220,000



The Features

- Guide Price £220,000 - £230,000
- Versatile three bedroom mid terrace home approaching 1,100 sq ft
- 20'1" max L-shaped lounge/diner with patio doors to the garden
- Converted garage creating a versatile second reception room with air conditioning
- Modern fitted kitchen plus updated family bathroom
- Three good-sized bedrooms with generous 16'6" max main bedroom
- Main bedroom with dressing room & updated en-suite shower room
- Low-maintenance enclosed rear garden with raised beds & mature planting
- Air-conditioned 12'5" x 7'5" log cabin - ideal office or hobby room
- Popular Toftwood location with sellers ready to move

About the Property

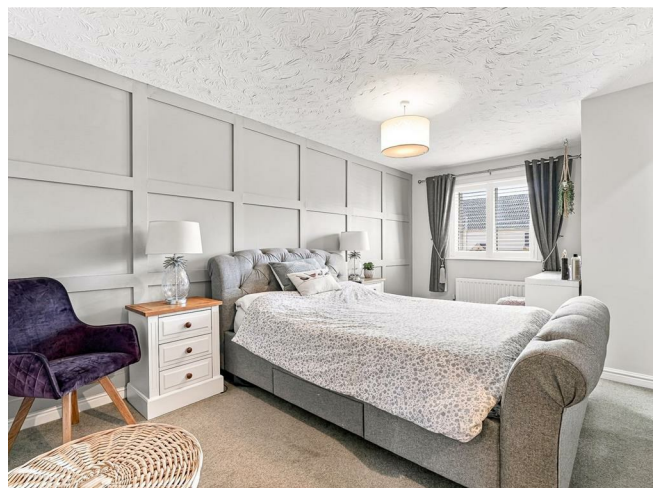
If you're looking for a versatile three bedroom home that's been finished to a high standard throughout, this one is well worth a look. Offering approaching 1,100 sq ft of accommodation, there's far more space here than you might initially expect.

The accommodation starts with an attractive entrance porch leading into the hallway, with a WC, useful storage and double doors opening into the main living space. The former garage has been converted to create a 16'5" additional reception room, complete with air conditioning ; ideal as a second lounge, home office, playroom or even a fourth bedroom.

At the heart of the home is the generous 20'1" max x 15'10" max L-shaped lounge/diner, with plenty of space to create separate living and dining areas, patio doors opening onto the rear garden and the modern fitted kitchen leading off.

Upstairs, the space continues with three good sized bedrooms. The 16'6" max main bedroom is a real feature, benefitting from its own dressing room and updated en-suite shower room. There is also a modern family bathroom with walk-in shower, with both bathrooms finished with floor-to-ceiling tiling. Gas central heating and double glazing feature throughout.

Located within the popular Toftwood area and with the sellers having already found their onward purchase, this is a great example of a home where the work has already been done and one we don't expect to hang around.





The Outside

The property offers plenty of kerb appeal, with a brick-weave driveway to the front, complemented by raised sleeper flower beds and external lighting.

To the rear is an enclosed, low-maintenance garden measuring approximately 34'1" x 17', predominantly laid to patio with raised beds, mature planting and fenced boundaries. The garden also features a 12'5" x 7'5" timber log cabin, complete with air conditioning, offering a versatile additional space for a home office, gym or entertaining.

Location Overview

Toftwood is a popular residential area adjoining the market town of Dereham, around a mile and a half from the town centre. The area has a good range of local amenities including shops, a public house, infant and junior schools, sports and leisure facilities, together with regular bus services into Dereham.

Dereham itself offers a wider range of shops, supermarkets, cafés and everyday amenities, along with Dereham Leisure Centre, which includes a swimming pool and gym, and Dereham Golf Club off Quebec Road.

The area is also well placed for access to the A47, providing convenient road links towards Norwich and King's Lynn, with Norwich approximately 16 miles away.

Estate Charges & Additional Information

We understand the property is subject to an annual management charge of approximately £281.57, payable to Amber Management, which contributes towards the maintenance of communal areas within the development. Further details should be confirmed by the vendor's solicitor during the conveyancing process.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent. Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission. Further details on how we store and process your data are available on request or via our website.

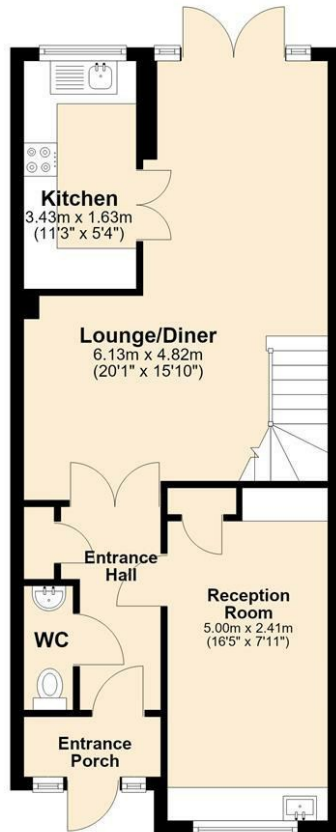
Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided



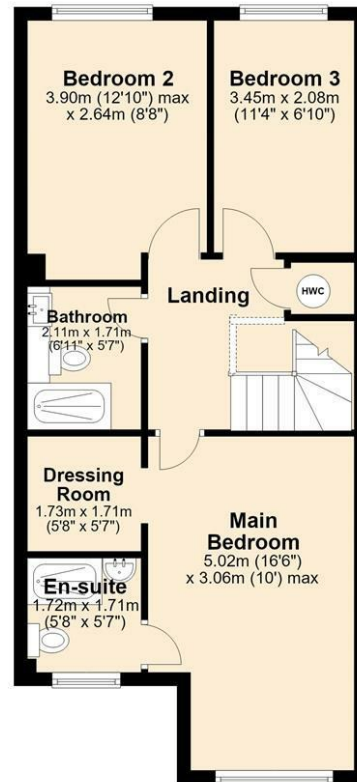
Ground Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



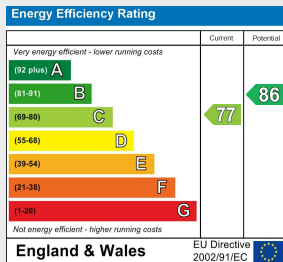
First Floor

Approx. 51.0 sq. metres (548.5 sq. feet)



Total area: approx. 101.2 sq. metres (1089.7 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.

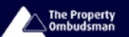


Tenure: Freehold
Council Tax Band: C
Local Authority: Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Collegate Norwich Norfolk NR3 1BN