



102 Middlemarch Road

£239,995

A spacious three-bedroom semi-detached bungalow situated on a corner plot within a prominent road within the sought-after area of Toftwood, Dereham.

This property is ideal for bus and road links, with some amenities within walking distance.

You are greeted with a separate entrance hall with storage cupboard, a bright and airy living room, a fitted kitchen and sunroom/conservatory to rear.

Further on, are the three spacious bedrooms, two double and a generous single, of which are serviced by a family bathroom and separate WC.

Outside to the front, is a garden area with a hard standing area leading to 'wrap-around' plot with various fruit trees to side.

To the rear, is a secluded formal garden with various flower beds and shrubs plus pedestrian access to garage.

A side gate leads to off-street parking for two vehicles plus a garage with electric roller shutter door.

Services - Gas central heating. Mains water, drainage, and electricity are connected.



Situation

Toftwood is a residential district of Dereham situated approximately half a mile from the thriving town centre, to which there is a half hourly bus service. The property is also within walking distance to Toftwood Primary and Infant school. Dereham itself is a well-served Breckland market town and offers a great mixture of excellent independent shops, national retailers, cafes and restaurants.

Directions

To find the property leave Dereham Market Place on Church Street and follow the road round onto St Withburga Lane. Continue onto Littlefields and then onto Mary Unwin Road, when at the junction take the right hand turning onto Baxter Row. Proceed onto Southend, followed by South Green, and at the junction take the right hand turning. Proceed into Toftwood and take the right turning onto Middlemarch Road, continue to the far end of the development where the property will be found on the right hand side identified by a 'For Sale' board.



For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0296.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Ground Floor Building 2

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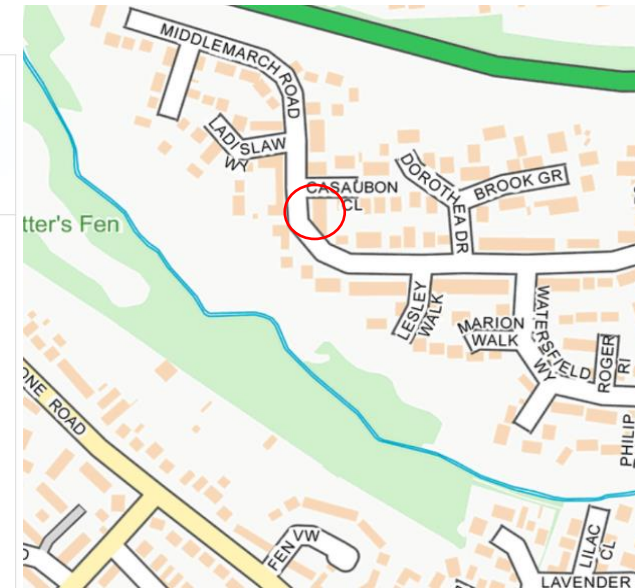
Approximate total area^m
968 ft²
89.93 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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