



106 Stone Road

Offers In Excess Of £300,000

This extended detached bungalow offers much potential and has been priced to allow for modernisation. Sitting on a plot of 0.31 acres backing Scarning Fen, this property is offered for sale with no onward chain.

From the entrance hall, there is a lounge with open fire and sliding doors to the conservatory which has French doors to the front garden. There are three double bedrooms, all with fitted wardrobes and a further fourth double bedroom which has sliding doors to the rear garden and could be used as another reception room.

The kitchen has a variety of fitted cupboards and leads to a utility room with a boiler cupboard. There is a four-piece bathroom suite and an additional cloakroom from the utility area.

Outside, the property benefits from a good sized front garden with brick weave driveway which leads to the garage. At the rear of the garage is a store/workshop. The rear garden is currently sectioned in three separate areas and is ideal for those wanting to grow their own fruit/vegetables.

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

This property is being marketed by our Dereham office and the property reference is AD0317



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 from the town centre, proceed along Church Street and continue into Littlefields, followed by Mary Unwind Road. At the junction take the right hand turning onto Baxter Row and proceed onto Southend, and then onto South Green. At the junction take the right hand turning onto Shipdham Road and under the fly-over. Continue through Toftwood and take the right hand turning (next to the shop) onto Stone Road where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

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

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.





Approximate total area¹⁾
1495.43 ft²
138.93 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(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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