



23 Shipdham Road

Guide Price £225,000 - £250,000

A character three-bedroom detached bungalow situated within the popular Toftwood area of Dereham.

This property is ideal for those who are looking for a project.

You are greeted by an arched storm porch to front door that leads to the entrance hall, adjacent are two double bedrooms either side that benefit from bay windows.

Further on, there is a spacious 11'11 x 26ft open plan living/dining room, a L-shaped fitted kitchen, bedroom three/reception with storage area, Plus a bathroom with separate WC.

Outside, to the front, is a private driveway leading to a garage, plus a garden area with laid to lawn grass and side access.

To the rear of the property, is a secluded garden with a generous patio area to an open grass area with shed.

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

This property is being marketed by our Dereham office and the property reference is AD0329.



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. Dereham has a good selection of primary and secondary education, and the North Norfolk coast is also within a 40 minute drive.

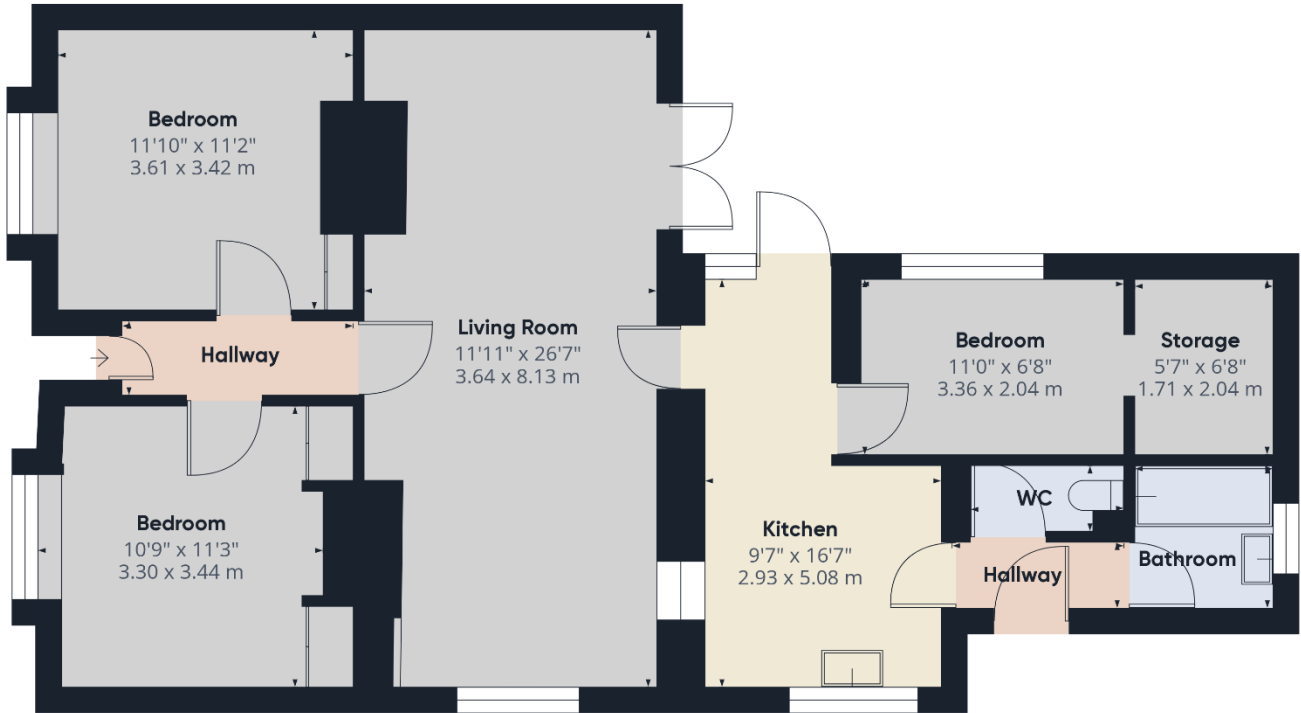
Directions

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 Unwind 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 where the property will be found on the right hand side shortly after the turning for Middlemarch Road.

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.





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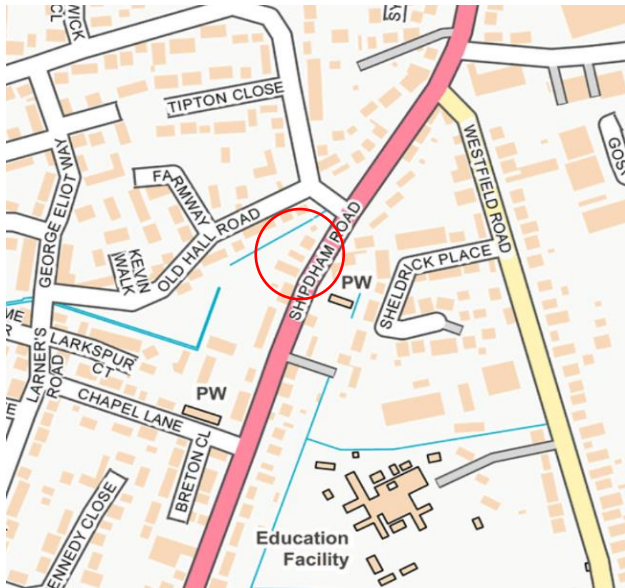
Approximate total area^m
898.04 ft²
83.43 m²

(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		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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