

PARSONS  
COMPANY



23 Shipdham Road, Dereham, NR19 1JL  
£200,000





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**\*\*No Onward Chain\*\*** Guide Price £200,000 - £220,000. 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.



## Description



## Situation



null

Council Tax Band: C

Available:



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**Bedroom**  
11'10" x 11'2"  
3.61 x 3.42 m

**Bedroom**  
10'9" x 11'3"  
3.30 x 3.44 m

**Hallway**

**Living Room**  
11'11" x 26'7"  
3.64 x 8.13 m

**Kitchen**  
9'7" x 16'7"  
2.93 x 5.08 m

**Bedroom**  
11'0" x 6'8"  
3.36 x 2.04 m

**Storage**  
5'7" x 6'8"  
1.71 x 2.04 m

**WC**

**Bathroom**

**Hallway**

**Approximate total area<sup>(1)</sup>**  
898.04 ft<sup>2</sup>  
83.43 m<sup>2</sup>

(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**

## A map of the Toftwood area. A blue line representing the A47 road runs horizontally across the top. A grey line representing the A1075 road runs vertically through the center. An orange location pin is placed on the A1075 road, just below the A47 crossing. The word 'TOFTWOOD' is written in black capital letters below the pin. To the right, a road labeled 'Yaxham Rd' runs vertically. The map shows green areas for parks or fields and blue lines for water features. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		52	87

**England & Wales**

EU Directive  
2002/91/EC

37 Quebec Street, Dereham, Norfolk, NR19 2DJ  
Tel: 01362 696895 Email: [post@parsonsandcompany.co.uk](mailto:post@parsonsandcompany.co.uk) [parsonsandcompany.co.uk](http://parsonsandcompany.co.uk)