



71 Middlemarch Road

£270,000

Situated in a popular location on a spacious corner plot, this well-presented detached chalet-style home offers generous living space both inside and out. Perfect for families or downsizers, the property is available with no onward chain.

Step into a welcoming entrance hallway that leads to a bright and spacious living room, downstairs cloakroom and the open plan kitchen/dining area. With access from the kitchen into the sunroom, a delightful space offering garden views and direct access to the outdoors.

The property boasts three bedrooms, with bedrooms one and two benefitting from built in wardrobes, and are all serviced by a family bathroom suite.

Outside, enjoy enclosed garden areas, with side door access to a single garage, and a driveway providing off-road parking.

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 AD0459.



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 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 and take the right turning onto Middlemarch Road where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

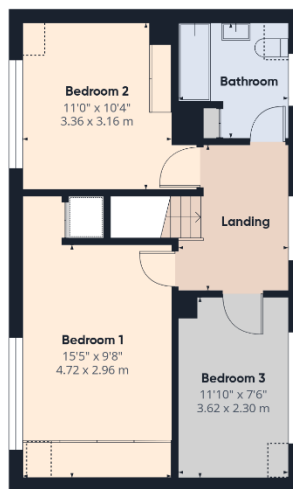
For further information and to arrange your viewing, please contact our friendly and professional staff.

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.

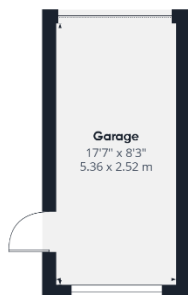




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area^m

1330 ft²
123.7 m²

Reduced headroom

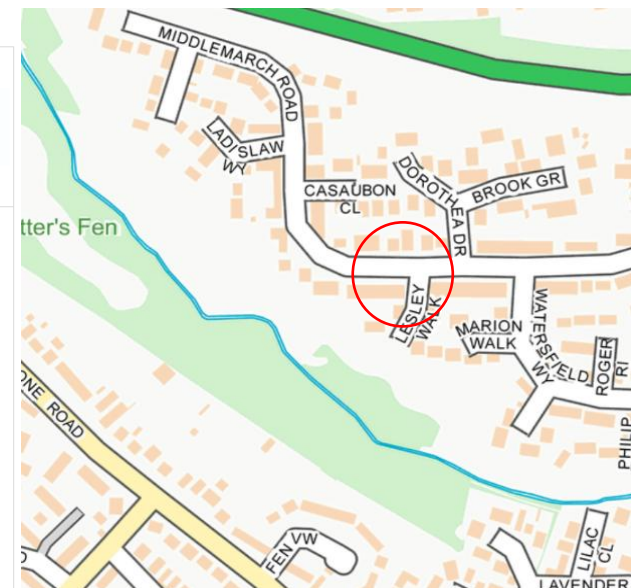
27 ft²
2.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(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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