



# Soutra, 16 Westfield Road

£400,000

Set on a generous 0.23-acre plot, this extended three-bedroom detached house is located on a highly desirable road in the popular area of Toftwood, Dereham. Offering flexible living space both inside and out, this property is perfect for a growing family seeking room to expand.

As you enter, a welcoming entrance porch leads into a spacious hallway with a convenient cloakroom/WC. The living room, featuring a bay window, provides a bright and comfortable space for relaxation. A central family room with log burner opens into the garden room, which enjoys wonderful views over the rear garden and access to the patio area – ideal for entertaining or family gatherings. The fitted kitchen/breakfast room is complemented by a large utility room, providing additional practicality and storage.

Upstairs, the property offers three bedrooms – two generous doubles and a single – all serviced by a modern family bathroom suite.

Outside, the front of the property features a private walled driveway providing ample off-street parking with shingle finish, lawn area, and magnolia tree, along with gated side access. The garage, equipped with power and lighting, is described by the vendors as load bearing, offering the potential for an extension above (STPP).

To the rear, the private garden enjoys a sunny, unoverlooked aspect with lawn, flower beds, greenhouse, and shed. A large L-shaped workshop (approx. 33ft x 17ft max) provides superb versatility – ideal for hobbies, home working, or additional storage.

This well-proportioned home combines generous outdoor space, versatile living accommodation, and excellent potential – all offered with no onward chain.



## Services

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

## Situation

Toftwood is a popular residential district of Dereham about 1 mile from the thriving town centre to which there are frequent bus services. Toftwood itself has excellent local shops, schools and many other local amenities.

## 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 when at the junction take the right hand turning onto Baxter Row. Proceed onto Southend and at the junction take the right hand turning. Proceed into Toftwood and take the left hand turning at the Thurlow Nunn garage onto Westfield Road where the property will be found on the right hand side.

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

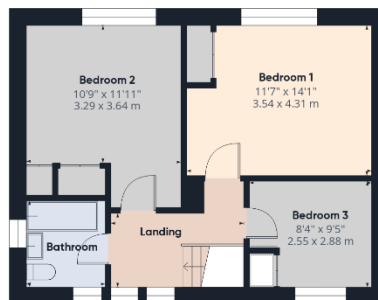
This property is being marketed by our Dereham office and the property reference is AD0518.

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

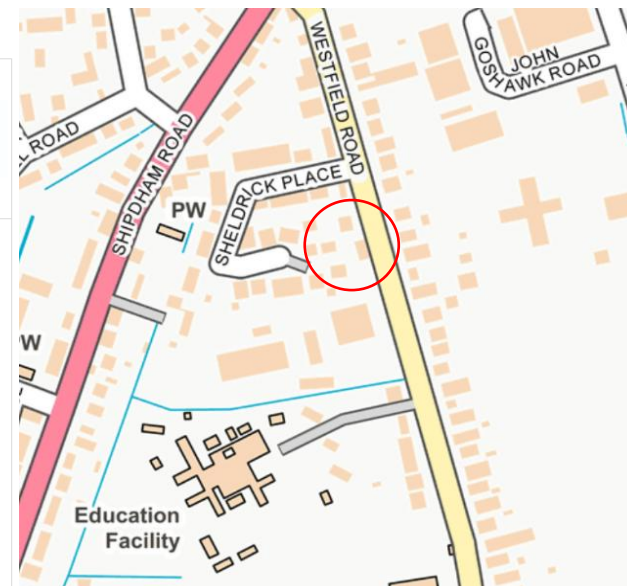
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Approximate total area<sup>m</sup>  
2280 ft<sup>2</sup>  
211.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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 | TBC     |                                                                                                               |
| (92+) <b>A</b>                              |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

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