



85 Middlemarch Road

Guide Price £325,000 - £350,000

A spacious four-bedroom detached house situated within a prominent road within the sought-after location of Toftwood.

This property is ideally situated with views of the Fen directly behind, this home is perfect for a growing family.

As you enter, there is a separate entrance hall with adjacent cloakroom/WC. A generous living room can be found with a log burner, perfect for cozy winter nights; plus, a dining room on the other side of the hallway.

Further on, is an open plan fitted kitchen with a range of fitted base and eye level units that opens to a fantastic conservatory with countryside and garden views.

Upstairs, are the four bedrooms, with bedroom one benefitting from an en-suite shower room with the other bedrooms being serviced by a further shower room suite.

Outside to the front, is off-street parking via a shingled driveway that leads to a garage/study. To the rear, is a raised patio plus an extended garden area thanks to the corner plot location with surround flower beds and shrubs. A shed can also be found.

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



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.

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

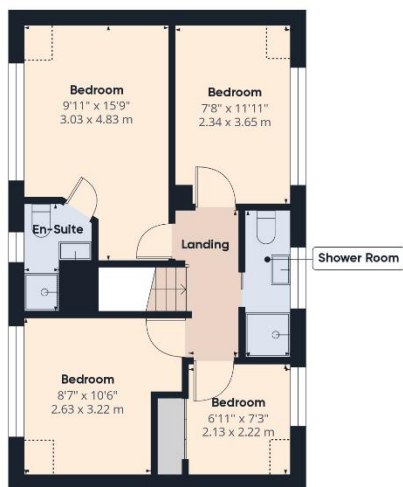
This property is being marketed by our Dereham office and the property reference is AD0141.

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

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Approximate total area⁽¹⁾

1319.76 ft²
122.61 m²

Reduced headroom

15.33 ft²
1.42 m²

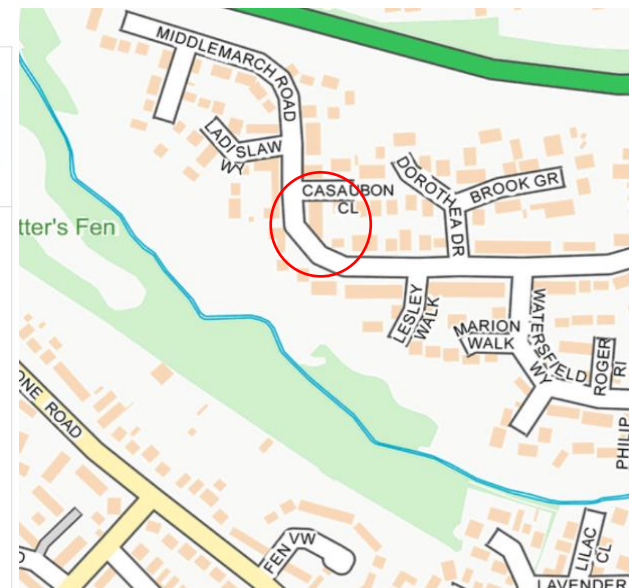
(1) Excluding balconies and terraces

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

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		
(69-80) C		78
(55-68) D	60	
(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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