



31 Middlemarch Road

Guide price £300,000 - £325,000

Situated in a highly desirable residential location, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation, making it an ideal purchase for those looking to downsize without compromising on space or for families seeking single-storey living.

The property has been thoughtfully extended to create a generous living/dining room, providing an excellent space for both everyday living and entertaining. The fitted kitchen offers ample storage and worktop space, while the modern shower room serves the home well.

There are two generous double bedrooms, both benefitting from fitted wardrobes, together with an extended third bedroom that offers excellent flexibility as a guest bedroom, home office, hobby room or additional reception space to suit a variety of lifestyles.

Externally, the property enjoys ample off-road parking leading to a detached garage, together with low-maintenance front and rear gardens.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a spacious bungalow in a sought-after location.



N.B. Please note an exchange of contracts is subject to a Grant of Probate.

Services

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

Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The North Norfolk coast is also within a 40 minute drive.

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 AD0669.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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