



# 95 Middlemarch Road

Guide Price £350,000 - £375,000

This spacious and extended detached bungalow offers versatile and well-proportioned accommodation, ideal for comfortable family living, all set within a popular and sought-after location.

The property features a fitted kitchen, complemented by a generous living room with a defined dining area, perfect for both everyday living and entertaining. An additional sitting room provides flexible extra and versatile space.

There are three well-sized double bedrooms, along with a family bathroom and a separate shower room, offering practicality and convenience for modern living.

Externally, the property benefits from a single garage with a useful utility area to the rear. The enclosed rear garden is well-maintained, providing a private outdoor space to relax or entertain.

Offered with no onward chain, this attractive home presents an excellent opportunity for buyers seeking single storey living, in a popular location.

## Services

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

This property is being marketed by our Dereham office and the property reference is AD0605.



## 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. Dereham has a good selection of primary and secondary education, and the North Norfolk coast is also within a 40 minute drive.

## 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 and continue on the 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.





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Approximate total area<sup>(1)</sup>  
1516 ft<sup>2</sup>  
141 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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