



The Old Toll House, Swaffham Road

£295,000

This spacious detached bungalow is set in a popular & convenient location and offers flexible, well-proportioned accommodation throughout.

The property features four bedrooms, including a versatile dining room that could easily serve as a fifth bedroom, making it ideal for families or those needing adaptable living space.

The home benefits from a fitted kitchen, a comfortable living room, and both a full bathroom suite and a separate shower room for added convenience. Outside, there is a good-sized garden, perfect for relaxing or entertaining, along with off-road parking.

Enjoying pleasant field views to the side, this bungalow combines space, practicality, and an attractive setting.

N.B Please note that there is a right of way on foot and with vehicles to the side of the property, road named Manor Drift, by paying a proportionate part of the expense for keeping the said roadway in repair



Services

Oil central heating. Mains water; drainage and electricity are connected.

Situation

Wendling is a good sized village, about 4 miles west of Dereham, with frequent bus services, Village hall and Greenbank's Hotel, which offers membership for their heated indoor swimming pool.

Directions

To find the property leave Dereham Market Place by bearing left at the war memorial and continuing on the old Swaffham Road, continue out past the village of Scarning and into Wendling. After passing the village sign, ignore the two turnings to the right and continue past the village hall and the property will be found down a graveled track on the left hand side with a 'For Sale' board erected for ease of identification.

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 AD0559.

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^m
986 ft²
91.7 m²

(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		101
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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