



81 Middlemarch Road

Guide Price £325,000 - £350,000

Situated in a sought-after location, this beautifully presented detached family home offers generous living space and a stylish modern interior, making it ideal for growing families or those looking to upsize.

The property boasts a spacious living room with an attractive fireplace, creating a bright and welcoming setting perfect for both relaxing and entertaining. At the heart of the home is a stunning open-plan kitchen and dining area, finished to a high standard and well-equipped for modern living.

There is also a separate sitting room with access through to the living room, along with a convenient ground floor shower room.

Upstairs, the property offers three generously sized bedrooms, all served by a contemporary family bathroom suite.

Externally, the home continues to impress with off-road parking and a garage to the front, while the rear features a spacious patio area overlooking the beautifully maintained garden and summer house.

Combining style, space, and practicality, this superb home is set in a highly desirable area close to local amenities, schools, and excellent transport links.

Services

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

N.B. Please note the extension to the front porch was added on in 2014. The work was approved throughout the process, but the completion certificate was not obtained in time. Please contact the office for further information.



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.

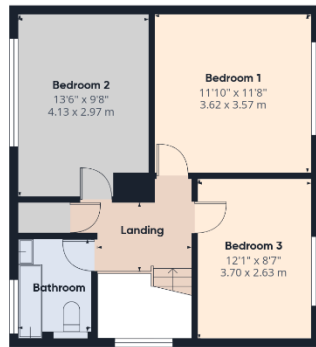
This property is being marketed by our Dereham office and the property reference is AD0625.

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



Floor 1



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Approximate total area⁹⁹

1434 ft²
133.3 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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