





## 83 Middlemarch Road

**Guide Price £325,000 - £350,000**

Located in a popular area, this beautifully presented detached family home offers generous living space and a modern interior, perfect for those looking to upsize.

The property features a spacious living room with double doors opening directly onto the patio area, creating a bright and airy atmosphere ideal for both relaxing and entertaining. The heart of the home is a stunning open-plan kitchen and dining area, stylishly finished and well-equipped.

A separate utility room provides practical space and benefits from internal access to the garage. The ground floor also includes a modern shower room.

Upstairs, you'll find three generously sized double bedrooms, that are serviced by the bathroom suite.

Outside, the property continues to impress with off-road parking to the front and a raised patio area overlooking a well-maintained rear garden—ideal for outdoor dining and entertaining.

This wonderful home combines style, space, and convenience in a highly desirable location, close to local amenities, schools, and transport links.

### 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



Floor 1

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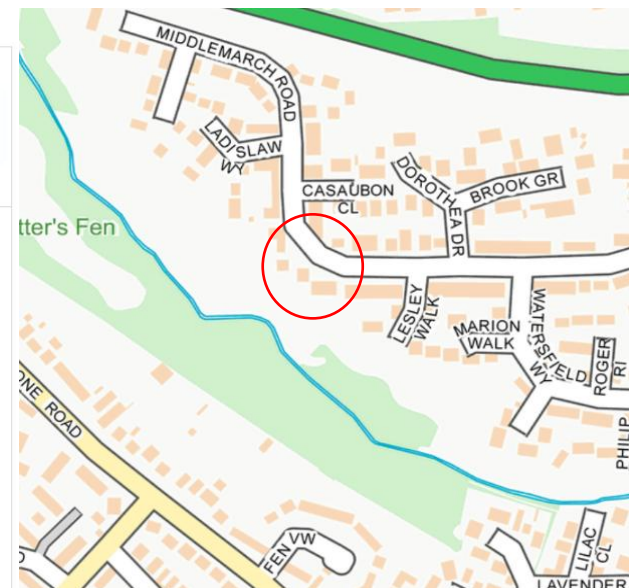
Approximate total area<sup>m</sup>

1502 ft<sup>2</sup>  
139.6 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.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	TBC	
England, Scotland & Wales		EU Directive 2002/91/EC

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