PARSONS & COMPANY

5 Rome Walk, Dereham, NR19 1XJ

Guide Price £190,000 - £200,000



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This spacious three-bedroom terraced house offers well-proportioned accommodation and is situated within a popular and convenient location.

The air-conditioned ground floor features an open-plan living/dining room, providing a versatile space for both relaxing and entertaining. This is complemented by a modern fitted kitchen offering a range of storage and worktop space, while a convenient ground floor cloakroom completes the accommodation on this level.

Upstairs, the property offers three bedrooms alongside a family bathroom suite.

Outside, the property benefits from a garage and an enclosed rear garden, providing a private outdoor space ideal for seating, entertaining and family use.

With its spacious accommodation, modern kitchen and popular location, this property would make an excellent family home or first-time purchase.

N.B. There is an annual service charge payable to Amber Management for maintenance of the communal areas. The annual price for 2026 was £327.36 (£227.04 service charge + £100.32 reserve fund charge). This fee is subject to change.







Services

Gas central heating. Mains water, drainage, and electricity are connected. The ground floor of the property benefits from air conditioning for year-round comfort.

Situation

Toftwood is a residential district of Dereham situated approximately 2 miles from the thriving town centre, to which there is a regular 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.

For further information and to arrange your viewing, please contact our friendly and professional staff.

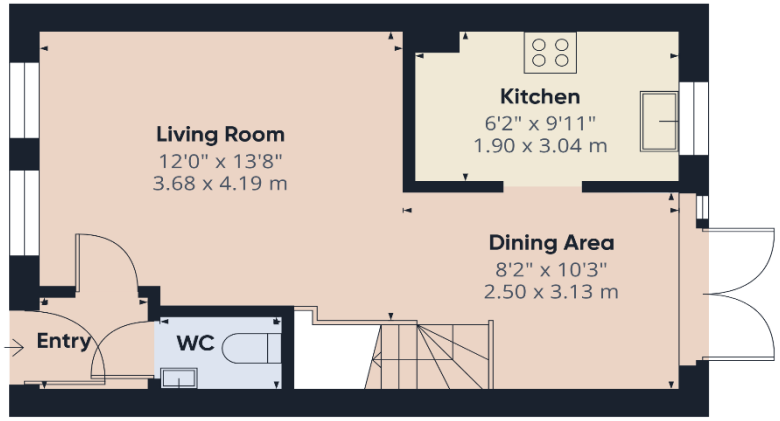
This property is being marketed by our Dereham office and the property reference is AD0705.

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.

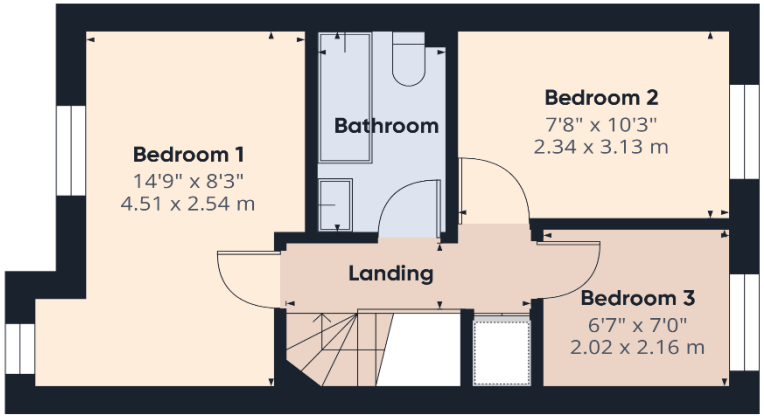








Ground Floor



Floor 1

PARSONS COMPANY

Approximate total area(1)

670 ft²

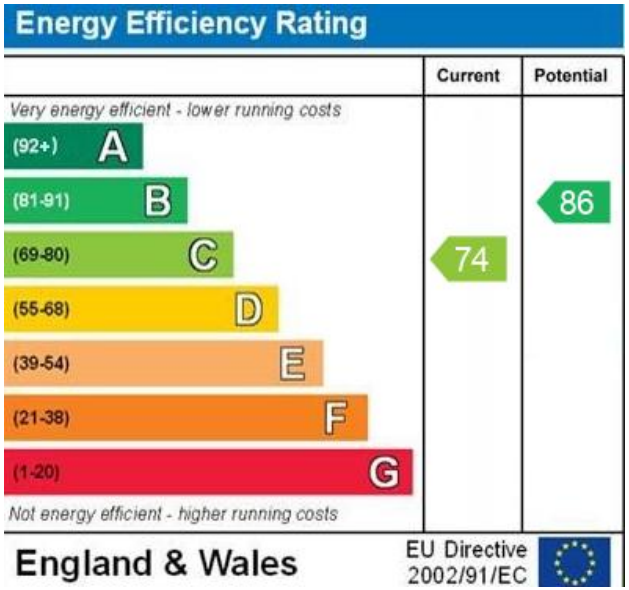
62.3 m²

(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





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