



88 Middlemarch Road, Dereham

Dereham



Minors & Brady

## 88 Middlemarch Road

Dereham, Dereham

Situated within a quiet and well established residential area of the popular market town of Dereham, this contemporary three bedroom detached bungalow offers generous single level accommodation that is both practical and well considered. Finished to a high standard throughout and presented in excellent condition, the property is ready to move straight into and is offered by motivated vendors. With a spacious open plan kitchen and dining area, multiple reception spaces, solar panels, and a private rear garden, the home is well suited to a range of buyers including families, downsizers, and those seeking comfortable modern living within easy reach of local amenities.



**M&B** —

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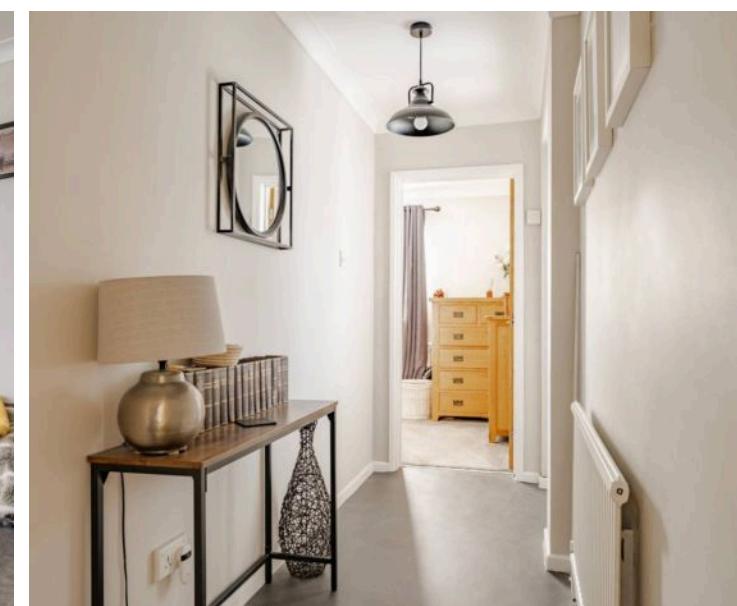
- Guide price: £325,000 - £350,000
- Contemporary three bedroom detached bungalow in a quiet residential location
- Ready to move into with motivated vendors offering a smooth purchase opportunity
- Spacious modern open-plan kitchen and dining room forming the heart of the home
- Separate lounge with front aspect and feature fireplace
- Conservatory positioned to the rear, enjoying views over the garden
- Modern shower room, additional WC, and practical internal storage
- Non overlooked and immaculately maintained rear garden with porcelain patio
- Ample off road parking alongside a single garage with electric door
- Solar panels installed, with the current owners advising an estimated annual return of approximately £800, subject to usage and tariff conditions
- Conveniently located within walking distance of Dereham town centre, local amenities, and excellent transport links

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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# 88 Middlemarch Road

## Location

Middlemarch Road is situated within a well-established residential part of the market town of Dereham, offering a convenient setting for everyday living. The town centre is close at hand and provides a wide range of amenities, including supermarkets, independent shops, cafés, leisure facilities, and healthcare services. Dereham is well regarded for its schooling options and strong sense of community, making it a popular choice for families and professionals alike. Excellent road links via the A47 allow straightforward access to Norwich and the wider region, while the surrounding countryside offers plenty of opportunities for walks and outdoor activities, adding to the appeal of this well connected yet comfortable location.

## Middlemarch Road

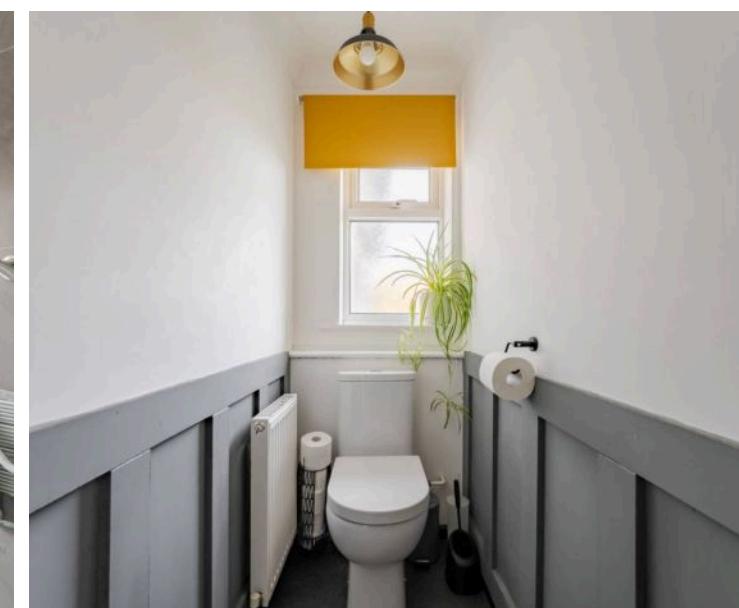
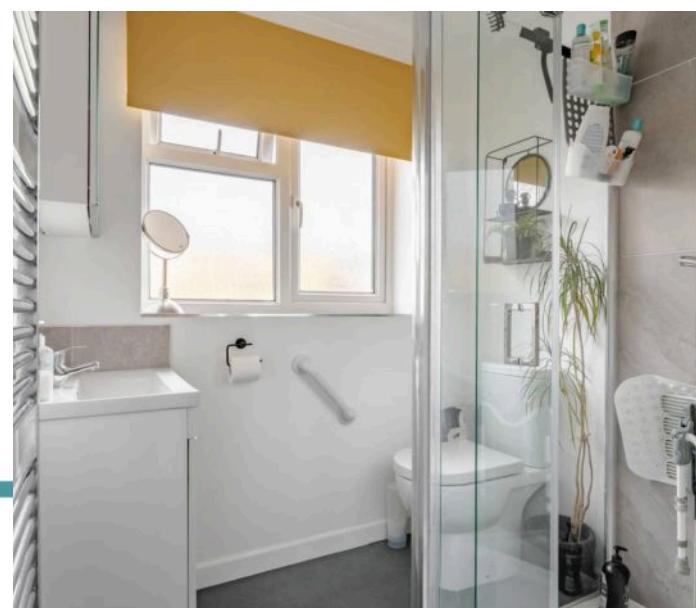
The accommodation is accessed via an enclosed entrance porch, providing a useful space for coats and footwear before leading into the main hallway. The hallway is spacious and well arranged, offering access to all rooms within the property along with useful built in storage and loft access. Positioned to the front of the home is the lounge, a comfortable and welcoming space featuring a large window to the front aspect and a feature fireplace, creating an ideal setting for relaxing or entertaining.



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At the heart of the home lies the open plan kitchen and dining room, which is both generous in size and thoughtfully designed for everyday living and hosting. Fitted with matching wall and base units and complemented by worktops and tiled splashbacks, the kitchen provides space for a range of appliances including a washing machine, dishwasher, and fridge freezer, alongside a built in oven and electric hob. There is ample room for dining furniture, making this a sociable and functional space. From here, the conservatory extends the living accommodation further and is fitted with a sliding door opening onto the rear garden, creating a smooth connection between indoor and outdoor space.

The property offers three well proportioned double bedrooms, all finished with fitted carpet flooring and offering space for freestanding furniture. The principal bedroom is positioned to the front aspect, while the second and third bedrooms both benefit from fitted wardrobes, enhancing storage and practicality. A modern shower room serves the property and is fitted with a stylish suite including a sizeable shower cubicle and heated towel rail. An additional WC is located nearby, further improving day to day convenience.



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Externally, the property continues to impress. To the front, a landscaped garden sits alongside a resin bonded driveway providing ample off road parking and access to the single garage, which benefits from an electric door. The rear garden is immaculately presented and offers a high level of privacy, being largely non overlooked. A porcelain patio provides an excellent space for outdoor seating and entertaining, with the remainder laid to lawn and complemented by raised flowerbeds, mature shrubs, and planting. The garden is fully enclosed and also accommodates space for storage sheds. The property further benefits from solar panels, with the current owners advising an estimated annual return of approximately £800, subject to usage and tariff conditions.



**Ground Floor**  
1400 sq.ft. (130.1 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Minors & Brady

*Your home, our market*



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