



1 Shipdham Road

O.I.E.O £425,000

This beautifully presented detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Ideally positioned close to local amenities and excellent transport links, the property combines contemporary style with warm, homely charm.

The heart of the home is a stunning modern fitted kitchen, thoughtfully designed with ample storage and workspace, which flows seamlessly into a bright and welcoming sitting area, ideal for everyday family life and entertaining alike. A separate living room provides a cosy retreat, complete with a charming wood burner that creates a wonderful focal point and inviting atmosphere. The ground floor further benefits from a practical utility room with access into the garage, and convenient WC.

Two generously sized double bedrooms are located on the ground floor, serviced by a well-appointed family bathroom suite, offering flexible living arrangements for guests, multi-generational families, or home office use.

Upstairs, you will find two further spacious double bedrooms, both enjoying the luxury of their own private en-suite facilities, creating peaceful and private spaces to unwind.

Externally, the property continues to impress. A delightful garden room offers additional versatile living space, perfect for relaxing, hobbies, or entertaining. The enclosed rear garden provides a safe and private outdoor setting for families and pets. Completing the home is a garage and ample off-road parking for multiple vehicles.

This exceptional property offers the perfect blend of comfort, practicality, and style, an ideal family home ready to move straight into.



Services

Oil central heating. Mains drainage, electricity, and water 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. Dereham has a good selection of primary and secondary education, and the North Norfolk coast is also within a 40 minute drive.

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 where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

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 AD0575.

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1995 ft²

185.5 m²

Reduced headroom

56 ft²

5.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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