

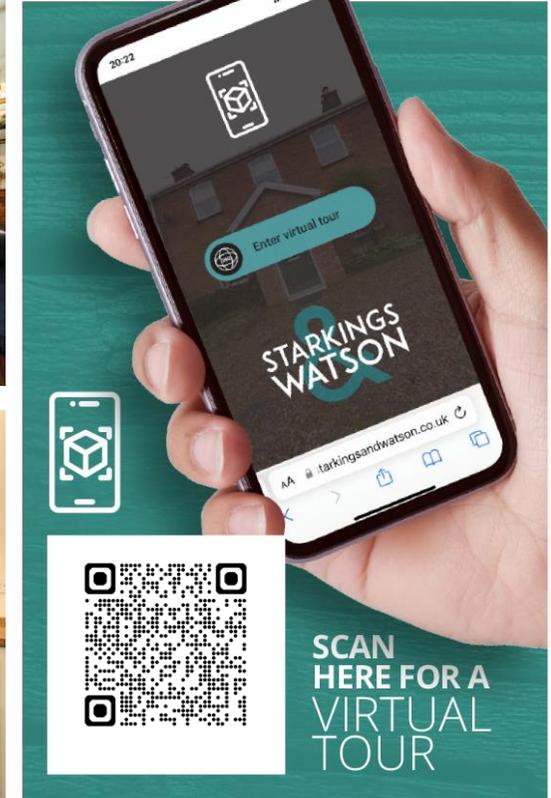
YAXHAM ROAD

Dereham NR19 1JQ

Freehold | Energy Efficiency Rating : E

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FOR SALE
PROPERTY



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STARKINGS & WATSON

- Substantial Period Family Home
- Approx. 1.07 Acres of Grounds (stms)
- Heated Swimming Pool Complex
- 2240 Sq. ft of Barn with Potential to Convert (stp)
- Walking Distance to Amenities & Close to A47
- Three Formal Reception Rooms
- Four Bedrooms with Scope for further En Suites
- Garage, Car Port & Storage Barn

IN SUMMARY

This detached 1930's PERIOD HOME occupies a beautifully private setting on the FRINGES of DEREHAM and YAXHAM. With SUBSTANTIAL BARNs and OUTBUILDINGS of over 2240 Sq. ft (stms), the property has been transformed over the years into an ELEGANT and SPRAWLING HOME, with a SWIMMING POOL COMPLEX and a range of GARAGES. Feature WOOD PANELLING, high ceilings, HAND CRAFTED STAIRS and the PROMINENT BAY FRONT all add to the WARM and INVITING FEEL that this charming home hides within. Whilst being equipped for modern living, some 4103 Sq. ft (stms) of accommodation can be found within the property, including a LARGE LOFT with further potential. The internal accommodation leads from a central porch and HALL with doors to the 19' SITTING ROOM with its imposing HAND CRAFTED FIRE PLACE, 17' dining room, 20' kitchen, family room, utility room, SHOWER ROOM and GARDEN ROOM - leading to the heated pool. Upstairs, four bedrooms lead off the landing, with an en suite, W.C and bathroom.

SETTING THE SCENE

Set back from the road, a sweeping shingle driveway passes the front gardens, where parking can be found directly outside the property, or to the rear where a complex of garage buildings and car ports can be found - all built in a sympathetic style and maintained for modern usage. With an open outlook across the front gardens, substantial areas of lawn can be found, with steps down to a central patio, creating a secluded setting around the trees and planting.

THE GRAND TOUR

The solid wood entrance door leads you into the wood panelled entrance porch, creating a period entrance with leaded light windows providing borrowed light into the adjacent hall entrance via an internal door. The hall entrance is home to the bespoke hand crafted stairs, with an elegant feature curved hand rail, and storage space below. Access leads through the property to the rear lobby, an everyday entrance near the car parking, with tiled flooring underfoot for ease of maintenance. Starting in the sitting room, wood panelling has been painted in a light tone, coupled with the high ceiling and two bay windows which allow a light and bright feel. The focal point is the central open fire place with brick detailing and wood flooring under foot. The dining room sits opposite, with windows to front and side, whilst the cast iron wood burner is perfect for an evening of entertaining. The kitchen sits side by side, complete with Corian work surfaces, and space for a Range style electric cooker. Ample cupboard storage space is provided, along with room for a breakfast table. With a high window overlooking the garden room, views can be enjoyed to the garden, whilst the original servants bell system is still installed, giving a hint to the history the property holds. The fridge/freezer and microwave are integrated, with space for a dishwasher. The family room also sits off the hall, creating an ideal snug, with green views enjoyed to the side. To the rear, the lobby leads to the functional utility room where you can find useful space for laundry appliances, along with a shower room which is located close to the swimming pool. The garden room is an ideal summer dining space with a glass roof and French doors onto a patio. Internal French doors lead to the swimming pool which is heated via an air source system and secondary boiler if required. The pool extends to some 9m with a depth up to 1.7m, running on a UV and Hydrogen Peroxide system instead of traditional chlorine. The dehumidifier system in the pool keeps the windows looking clean, ensuring you can enjoy the view across the gardens.

Upstairs the galleried landing leads to all the bedrooms, with built-in storage, and the stairs to the loft room. Accessed via a traditional pull down hatch, the loft stairs are something to



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behold - created with stunning craftsmanship and leading to the useful loft storage where there is clear potential for conversion (stp). Working through the bedrooms, the double bedroom to the rear includes extensive built-in wardrobes, along with a bespoke vanity unit with hand wash basin. A cloakroom and family bathroom sit opposite, with fully tiled walls, Aqualisa power shower, wall mounted sink unit and luxury tiled walls. The smallest bedroom sits to the front, and creates an ideal study. The two front facing bedrooms are excellent sized doubles, complete with bay windows and views to the front. The second includes built-in storage and a vanity unit with a hand wash basin, whilst the main bedroom leads to a large en suite shower room, with contemporary 'his and hers' sinks and a double shower cubicle with Aqualisa power shower and tiled splash backs.

THE GREAT OUTDOORS

The property sits to the middle of the plot, which forms an L-shape with gardens to front and rear. Extensive lawns can be found to the rear, with borders of trees and hedging. A patio area leads from the garden room and swimming pool, with various sitting areas around the garden. The various outbuildings create an attractive brick and flint back drop, whilst the main property and swimming pool heating boilers can be found to the side. The garage complex includes two car ports, and a large barn - all with power and lighting. The further range of outbuildings includes a pool plant room, various wood stores, and a further barn which has been insulated, including a vaulted ceiling and air conditioning.

OUT & ABOUT

The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

FIND US

Postcode : NR19 1JQ

What3Words : ///cries.fresh.edicts

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Oil fired central heating can be found within the main property, with air source heating and an oil fired boiler for the swimming pool. A three phase electric supply is installed.

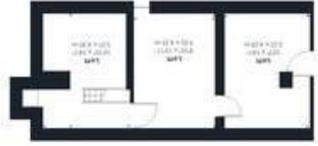
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Price:

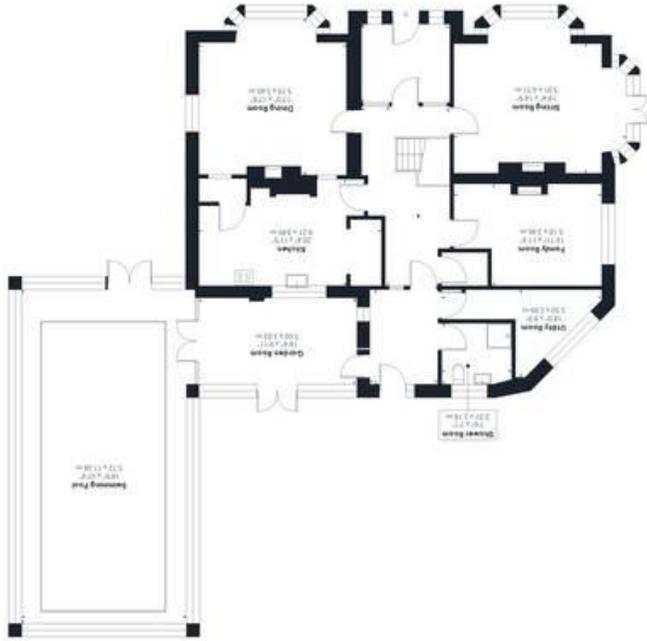


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Floor 2 Building 1



Ground Floor Building 1



Floor 1 Building 1

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom
(below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
4103.23 ft²
381.2 m²
Reduced bedroom
4.12 ft²
0.38 m²