



## 1 Priors Grove, Yaxham

Guide Price £500,000



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Yaxham, Dereham

Guide Price £500,000 - £525,000. Experience the perfect cohesion of countryside charm and contemporary living with this beautiful four-bedroom detached home in the heart of Yaxham. Set behind electric gates on a generous corner plot, the property features a captivating brick and flint exterior alongside meticulously maintained wrap-around gardens. Inside, light-filled living spaces unfold across over 2,000 sq ft, showcasing triple-aspect rooms, underfloor heating, and a high-spec kitchen designed for seamless everyday living and sophisticated entertaining. A double garage, three reception rooms, and a separate utility room add thoughtful practicality to this exceptional residence. Conveniently located just minutes from Dereham with easy access to Norwich, this home offers peaceful village living without compromising on accessibility.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:







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## The Location

Set along Priors Grove, this home is in a great spot within the village of Yaxham, offering a quiet countryside feel while still being close to everything you need. Just a short drive from Dereham, it's ideal for those who want the calm of village life without feeling cut off. Being in a non-estate position means you've got more privacy and a lovely corner position, giving the property a real sense of space.

It's easy to get around too, with handy bus routes into Dereham and Norwich making travel simple whether it's for work, school runs or shopping trips. Dereham has all the essentials and more, with both Tesco and Morrisons close by, plus plenty





**Ground Floor**  
1301 sq.ft. (120.9 sq.m.) approx.

**1st Floor**  
908 sq.ft. (84.4 sq.m.) approx.

