



1 Priors Grove, Yaxham

Dereham



Guide Price £500,000
Minors & Brady

1 Priors Grove

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.

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- Four generously sized double bedrooms including a master suite with dual aspects and a sleek en suite shower room
- Over 2,000 sq ft of versatile living space featuring three reception rooms including a triple-aspect lounge with a central fireplace and French doors
- Striking brick and flint exterior that blends traditional craftsmanship with modern design, creating exceptional kerb appeal in this sought-after village location
- Contemporary kitchen equipped with a full range of integrated appliances, extensive cabinetry, generous work surfaces, and a matching utility room
- Underfloor heating and tiled flooring throughout the ground floor enhancing comfort and providing a sleek, modern finish
- Expansive wrap-around gardens thoughtfully landscaped with mature shrubs, neat lawns, brick walling, and timber fencing that create a private outdoor space
- Secure electric roller gated entrance leading to a spacious





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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 of local spots to enjoy like Tall Orders Café—perfect for a laid-back coffee or lunch. The town also has a leisure centre with a gym and pool, giving you lots of options when it comes to keeping active.

Families are well looked after here with a choice of local schools, covering all age groups. Whether you've got little ones



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

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



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