



1 Drusilla Way, Yaxham

Dereham



In Excess of £425,000
Minors & Brady

1 Drusilla Way

Yaxham, Dereham

Set on a private road in the charming village of Yaxham, this spacious detached property enjoys an enviable corner plot with meadow views to the rear. A perfect family home, it offers four generously sized double bedrooms, including a principal with an en suite shower room, a bright and expansive lounge with French doors to the garden, and a versatile dining room ideal for everyday living or entertaining, with direct access to the kitchen. The fitted kitchen provides ample worktop space, twin ovens, an integrated hob, and a separate utility room, while the secluded rear garden is laid to lawn with a patio seating area. Additional features include a ground-floor WC and off-road parking via a driveway and garage, and the property is offered with no onward chain, completing the appeal of this well-rounded family property.

Location

Located in the charming village of Yaxham, Drusilla Way enjoys a peaceful setting just a short drive from Dereham. The village offers a friendly community, a well-regarded primary school, and easy access to local amenities and transport routes via the nearby A47. Dereham itself provides supermarkets, cafés, leisure centres, and a cinema, along with regular public transport links. Scenic walking and cycling routes can be found in the surrounding countryside, offering a quiet escape from day-to-day life. Yaxham also has a heritage railway station, connecting to the Mid-Norfolk Railway, which adds a unique touch to the area. Families and commuters alike are drawn to the village for its blend of rural charm and everyday convenience. The area is ideal for those seeking a slower pace without sacrificing access to essentials.





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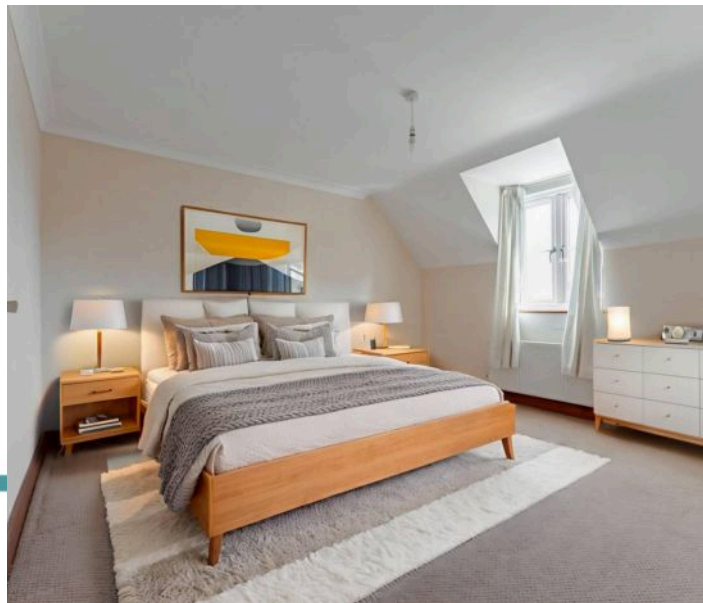
Drusilla Way, Yaxham

Step in through the entrance porch, where there's a useful hanging area for coats and shoes, before continuing into a welcoming hallway. Wood-effect vinyl flooring and the warm tones of the timber staircase create an inviting first impression. The space is both practical and spacious, with easy access to a neatly positioned ground-floor WC.

To one side, the generous dining room offers plenty of space for entertaining or everyday family use. With French doors connecting through to the kitchen, this light-filled space is both versatile and open, continuing the same wood-effect flooring for a cohesive look.

The kitchen itself is fitted with modern wood-style units, ample worktop space, and room for a dining table. A stylish tiled splashback, tiled flooring, integrated electric hob, and twin ovens complete the setup, while a separate utility room with matching units, plumbing for appliances, and a large built-in cupboard ensures functionality. The utility room also provides direct access to the rear garden.

Completing the ground floor is the spacious lounge, carpeted for comfort and filled with natural light. A fireplace acts as a central focal point, while French doors open onto the patio, extending the living space into the garden and offering a lovely spot for summer evenings.



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Heading upstairs on the character timber staircase, the landing is brightened by a Velux window and includes additional storage. The first floor presents four exceptionally spacious double bedrooms, each carpeted and filled with natural light. The principal bedroom enjoys open views across the meadow and benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom featuring a bath with shower over. Outside, the rear garden is secluded and fully enclosed, offering a private and peaceful space ideal for family life. It is laid mainly to lawn, providing plenty of room for children to play or for garden furniture, with a generous patio seating area that's perfect for relaxing, dining, or entertaining guests during the warmer months.

Off-road parking is available on the driveway, with a garage fitted with an up and over door for added convenience. This is a well-proportioned family home offering space, light, and a peaceful village setting with countryside views.

Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Oil Central Heating

Council Tax Band- E

Some images have been virtually staged for illustrative purposes only.

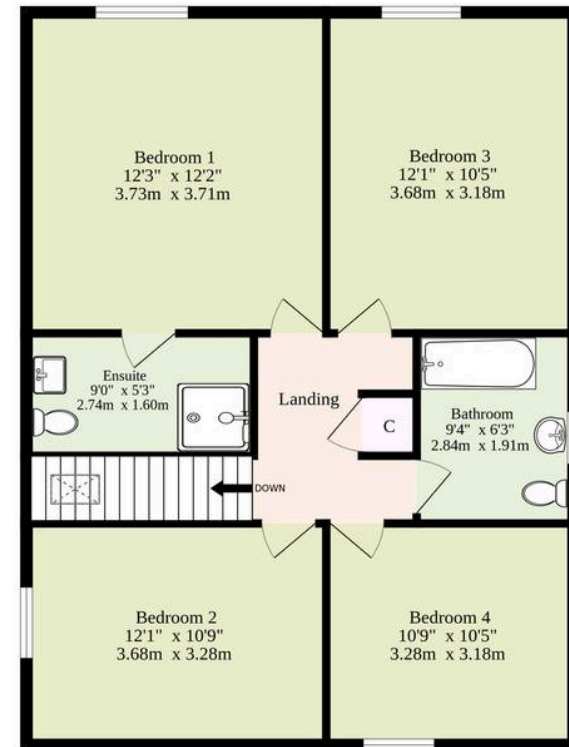


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Ground Floor
991 sq.ft. (92.1 sq.m.) approx.



1st Floor
667 sq.ft. (62.0 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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
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