



**Shiralee, Norwich Road, Yaxham, Dereham, NR19 1AB**

**welcome to**

**Shiralee, Norwich Road, Yaxham, Dereham**

Stunning Field Views! >> Step inside this well-proportioned 3 bedroom detached bungalow, offered for sale with NO ONWARD CHAIN, and located in a non-estate, peaceful village setting. The property offers ample living accommodation and further enjoys well-appointed gardens & parking!



## Description

We are proud to present to the market this extremely well-proportioned 3 bedroom detached bungalow, offering a non-estate position within the small rural village of Yaxham.

Offering a wonderful split layout, the accommodation comprises; long entrance hall with ample storage space, an impressive 24' lounge, perfect for hosting family and friends, formal dining area, conservatory with a wealth of natural lighting, well-equipped kitchen with further space for dining, separate utility room and separate cloakroom w.c. The property further offers three great sized bedrooms, all with built-in wardrobes and storage space, along with the three piece bathroom and separate cloakroom.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Externally, the property sits on a generous sized plot and enjoys ample off road parking by the hard standing driveway and provides access to the 1.5 integral garage. Venturing to the rear of the property, there is an enclosed, well presented rear garden which offers outside entertaining space, together with far-reaching countryside views which are a real highlight of this delightful property.

Offered for sale with NO ONWARD CHAIN, a full internal inspection is essential to fully appreciate the size, presentation and location offered for sale!

## The Accommodation

### Entrance Hall

Double glazed entrance door to front aspect, fitted carpet flooring, two built-in storage cupboards providing ample storage, two radiators, double glazed window to side aspect, doors opening to all bedrooms, cloakroom and bathroom with further door opening to;

### Lounge

24' x 14' 1" ( 7.32m x 4.29m )

Impressive living space with fitted carpet flooring, central fireplace with surround, two radiators, two double glazed windows to front aspect and archway opening to;

### Dining Area

12' 1" x 9' 8" ( 3.68m x 2.95m )

Formal dining area with fitted carpet flooring, radiator, door opening to kitchen and double glazed double doors opening to;

### Conservatory

14' 8" x 11' ( 4.47m x 3.35m )

UPVC and brick construction with tiled flooring, double glazed windows surrounding and double glazed double doors opening to the rear garden.

### Kitchen

18' 7" x 11' 8" ( 5.66m x 3.56m )

A large range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 sink and drainer with mixer tap above, tiled splashbacks, built-in eye-level double oven, inset electric hob with extractor hood over, integrated fridge freezer and dishwasher, tiled flooring, inset ceiling spot lights, space for breakfast table, radiator, double glazed window to rear aspect and door opening to;

### Inner Hallway

With built-in storage cupboard, double glazed door opening to the rear aspect, doors opening to the cloakroom and integral garage with further door opening to;

### Utility Room

7' 9" x 6' 7" ( 2.36m x 2.01m )

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 sink and drainer with mixer tap above, tiled splashbacks, space for free standing fridge freezer, plumbing available for washing machine and dishwasher, tiled flooring, radiator and double glazed window to rear aspect.

### Cloakroom W.C

One piece suite comprising low level w.c, tiled flooring and double glazed obscure glass window to rear aspect.

### Bedroom One

14' 7" x 13' 5" ( 4.45m x 4.09m )

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

### Bedroom Two

11' 7" x 11' 7" ( 3.53m x 3.53m )

With fitted carpet flooring, built-in wardrobes and storage cupboard, radiator and double glazed window to front aspect.

### Bedroom Three

13' 2" x 9' 8" ( 4.01m x 2.95m )

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

### Bathroom

Three piece suite comprising pedestal hand wash basin, panelled bath, walk-in shower cubicle, tiled walls, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

### Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

### Outside

The front of the property is approached by a hard standing driveway which provides ample parking space and access to the spacious garage. The remainder of the front is laid to lawn with decorative plant beds and enclosed by low level brick wall.

The enclosed, well-proportioned rear garden is laid mainly to lawn with a paved patio seating area, together with decorative plant and shrub beds, trees and timber storage shed. The property further boasts far-reaching field views.

### 1.5 Integral Garage

With power, light, loft access, window to side aspect and electric door to front aspect.

### Location

Yaxham is a small village situated about two miles from the town of Dereham, which is an expanding market town, situated about 16 miles from the City of Norwich. It has a modern shopping centre, a full range of schools, hotels, churches, public houses and sport and leisure activities. There are regular bus services to all the nearby towns and villages.



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welcome to

## Shiralee, Norwich Road, Yaxham, Dereham

- NO CHAIN- INCREDIBLY SPACIOUS BUNGALOW- FIELD VIEWS
- Generous 3 Bedroom Detached Bungalow
- Offers Ample Living Space- TWO LARGE RECEPTION ROOMS And Versatile Living
- Oil Fired Central Heating And Double Glazed Windows
- Well-Tended Gardens With Stunning Views To Rear
- Ample Parking And Spacious Integral Garage
- Non-Estate, Sought-After Village Location
- Must be viewed



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspectors.

Tenure: Freehold EPC Rating: D

# £475,000



Please note the marker reflects the postcode not the actual property

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william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**