



**PORTFOLIO**  
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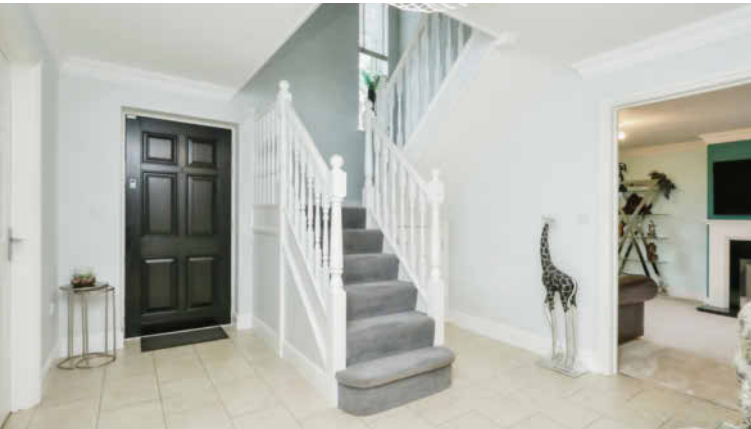


william h brown

Priors Grove, Yaxham, Dereham, NR19 1SL

# Priors Grove, Yaxham, Dereham, NR19 1SL

*An individual 4 double bedroom detached home, immaculately presented throughout and occupying a delightful corner plot within the rural village of Yaxham. Offering stone frontage, underfloor heating, 3 reception rooms, utility room, en suite, established gardens, private parking & double garage!*



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Tiled flooring, underfloor heating, stairs rising to first floor landing, under stairs storage cupboard, doors opening to the lounge, dining room, study, kitchen and further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, decorative tiled splashbacks, tiled flooring and underfloor heating.

### Lounge

19'5 x 12'7

Triple aspect room with fitted carpet flooring, central electric fireplace with tiled hearth and decorative surround, underfloor heating, double glazed windows to front and rear aspects, and French doors opening to the side aspect.

### Dining Room

12'7 x 12'5

Triple aspect room with wood effect flooring, underfloor heating and double glazed windows to the front and side aspects.



### Study

7'1 x 6'5

Wood effect flooring, underfloor heating and double glazed window to rear aspect.

### Kitchen/Breakfast Room

15'6 x 12'9

A well-appointed range of wall and base mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, decorative tiled splashbacks, built-in electric oven, inset electric hob with concealed extractor over, integrated dishwasher, integrated fridge and freezer, tiled flooring, underfloor heating, inset ceiling

spotlights, dual aspect double glazed windows to side and rear aspects, double glazed external door opening to the side aspect, and further door opening to;

### Utility Room

8'8 x 5'6

A matching range of base mounted units with complementary rolled edge work surfaces over, inset sink and drainer with mixer tap, decorative tiled splashbacks, space for American fridge freezer, space for washing machine, space for tumble dryer, tiled flooring, underfloor heating and double glazed external door opening to the side aspect.



### First Floor Landing

Fitted carpet flooring, built-in double storage cupboard, loft (bordered with ladder access, power & lighting), radiator, two double glazed windows to front aspect and doors opening to all bedrooms and family bathroom.

### Master Bedroom

15'8 x 13'2

Triple aspect room with fitted carpet flooring, radiator, double glazed windows to side and rear aspects, and door opening to;

### En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in corner shower cubicle, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to side aspect.

### Bedroom Two

12'7 x 12'2

Triple aspect room with fitted carpet flooring, radiator and double glazed windows to front and side aspects.

### Bedroom Three

11'3 x 10'8

Fitted carpet flooring, radiator and double glazed windows to rear aspects.

### Bedroom Four

12'6 x 7'5

Fitted carpet flooring, radiator and double glazed window to front aspect.

### Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, roll top bath, walk-in corner shower cubicle, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

### External





This individual home sits on a prominent corner plot, offering a welcoming approach by a convenient electric roller gate which opens to the large brickweave driveway, providing ample off-road parking suitable for all family and friends, along with access to the double garage. The property boasts beautifully maintained wrap-around gardens, providing space for outdoor living and entertaining, together with an array of mature plants that add character and colour to the landscape. This peaceful retreat is further enhanced by a range of mature trees, timber fencing and brick walling which privately enclose the home.

### Double Garage

Power, lighting, storage space above, double glazed window to side aspect, personal door access and up and over doors to front.

### Description

This immaculate accommodation offers an abundance of natural light, with a variety of triple-aspect rooms that bring the outdoors in from every angle. Each room is designed to maximize both space and views, offering a bright and airy atmosphere. Enjoy cooking and entertaining within the well-appointed kitchen with a



range of integrated appliances, together with a separate utility room and formal dining room. Flexibility is provided by the ground floor study - perfect for those working from home. The property is complemented on the first floor by four great-sized bedrooms, en suite shower room to master and the four piece family bathroom suite.

The home is accessed through an electric roller gate, leading to a large driveway with ample parking and double garage, ideal for those seeking extra storage or space for multiple vehicles. The attractive wrap-around

gardens provide a wonderful setting for outdoor relaxation and entertaining, with well-maintained lawns and established planting.





**welcome to**

## Priors Grove, Yaxham, Dereham, NR19 1SL

William H Brown are delighted to welcome to the market this executive 4 bedroom detached home, which offers a perfect combination of space and modern living. Positioned on a generous non-estate, corner plot, the property enjoys excellent privacy and a commanding presence. This family residence lies at the start of this desirable development within the rural village of Yaxham, and was constructed in 2007 by a renowned local builder Derek and Ian Hales.

guide price

**£500,000 - £525,000**

- Superb 4 Double Bedroom Detached House
- Private Corner Plot In A Village Location
- 3 Reception Rooms
- Lovely Gardens, Ample Parking & Double Garage

EPC Rating: E

Council Tax Band: E

Tenure: Freehold

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To find out more information or to arrange a viewing call

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