



Croft View

Guide Price £225,000 - £250,000

A spacious three-bedroom detached bungalow situated in the sought-after village location of Yaxham.

The property is ideal for those who are looking for a project.

As you enter there is a spacious hallway with storage cupboards that leading to a very generous living room, a 11'10 x 13'6 fitted kitchen and a garden room.

Further on, there are the three bedrooms, with bedroom one benefitting from fitted wardrobes, these rooms are serviced by a shower room.

The property is situated on a 0.21-acre plot.

To the front, is a front garden area and off-street parking providing off-street parking for several vehicles that leads to a garage to the side.

To the rear, is a patio area leading to an open laid to lawn grass area with surround trees and shrubs.

N.B. This property is available to CASH BUYERS only due to spray foam insulation in the loft, making the property currently unmortgage able.

This property is being marketed by our Dereham office and the property reference is AD0315.



Situation

Yaxham is located just a couple of miles from the market town of Dereham. The village offers a village hall/social club, 'Yaxham Waters' holiday lodge park and has the Mid Norfolk heritage railway line running through the village.

Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

Directions

To find the property from Dereham, head out of the town along Yaxham Road and proceed past 'Roys' supermarket and over the railway line. At the next roundabout take the third exit following signs for Wymondham (B1135). Proceed through the village of Yaxham on Norwich Road and take the right hand turning just after the Primary School onto Well Hill where the property will shortly be found on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1

PARSONS
COMPANY

Approximate total area^m
1078.54 ft²
100.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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