



## Nelson House

### Offers In Excess Of £450,000

This individual & well maintained detached house enjoys a non-estate location with countryside views and is offered for sale with no onward chain.

From the entrance porch, you enter the hallway with staircase to the first floor. There is a ground floor cloakroom and study with built-in cupboard. The kitchen has a variety of fitted cupboards together with breakfast bar and the utility room has a rear door to the garden. The living room has an electric fire and an opening into the dining room and the conservatory beyond.

On the first floor, there is a spacious upper landing, the main bedroom has built-in wardrobes and views to the rear of farmland, together with an en-suite bathroom. There are three further double bedrooms, all with built-in wardrobes and serviced by a family shower room.

Outside, the property has a double garage and the gravel driveway provides ample off road parking. The rear garden is laid to lawn with two seating areas together with a pond and mature flower/shrub borders.

#### Services

Oil central heating. Mains water, drainage, gas and electricity are connected.



## 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 to 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). Continue for approximately 1.5 miles passing through the village of Yaxham. Proceed for approximately 1.2 miles, entering Clint Green where the property will be found on the right hand side.

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

This property is being marketed by our Dereham office and the property reference is AD0347.

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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. 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



Floor 1

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Approximate total area<sup>m</sup>  
1956.58 ft<sup>2</sup>  
181.77 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Dereham Office

37 Quebec Street, Dereham, NR19 2DJ  
01362 696895  
post@parsonsandcompny.co.uk

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### Reepham Office

Market Place, Reepham, NR10 4JJ  
01603 870473  
info@parsonsandcompny.co.uk