



4 Prior Grove

Guide Price £450,000 - £475,000

Set in the sought-after village of Yaxham, this beautiful detached home offers the perfect blend of style, comfort, and practicality for modern family living.

Upon entering, you are welcomed by a spacious entrance hallway with access to the living room, kitchen, and a downstairs cloakroom. The heart of the home is the stunning kitchen, finished to a high standard and complemented by an adjacent utility room.

The living room features a charming gas fire, creating a cosy yet elegant atmosphere, while the separate dining room is perfect for entertaining guests or enjoying family meals. Flooded with natural light, the sunroom provides a tranquil space to relax and unwind, overlooking the low-maintenance and secluded garden.

Upstairs, the property offers four well-proportioned bedrooms, including the main bedroom with an en-suite, along with a modern family bathroom.

The property further benefits from a garage and ample off-road parking.

This impressive home is sure to appeal to many, so an early viewing is highly recommended.

Services

Oil central heating. Mains water, drainage, 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

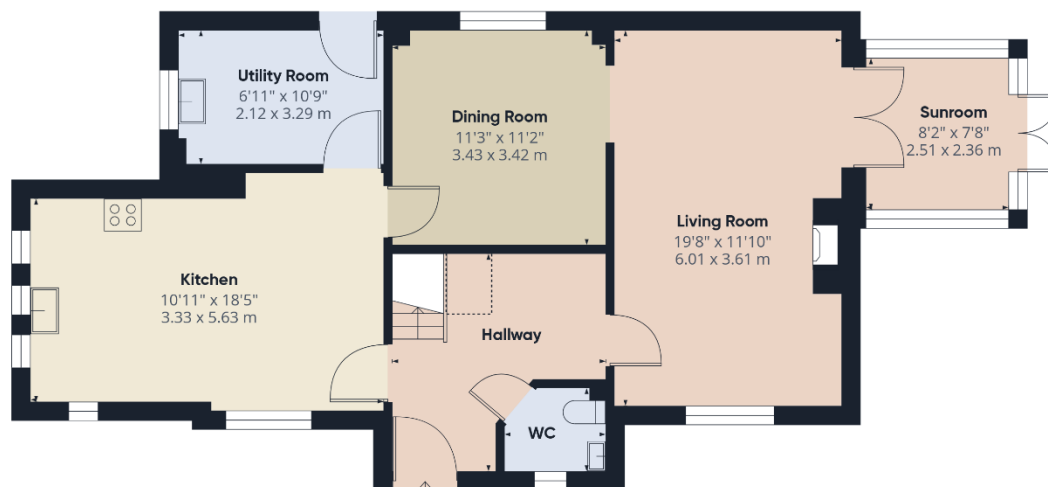
To find the property from Dereham, head out of the town along Yaxham Road and proceed past 'Roys' supermarket and over the railway line. At the next roundabout take the third exit following signs for Wymondham (B1135). Proceed into the village of Yaxham on the Dereham Road and at the bend, turn right onto Station Road. Take the first right turning into Priors Grove where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

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

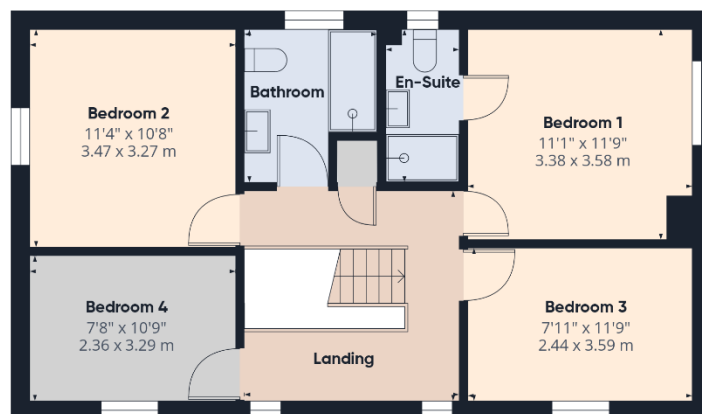
This property is being marketed by our Dereham office and the property reference is AD0444.

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



Floor 1 Building 1

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Approximate total area⁽¹⁾

1439 ft²
133.7 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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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