



Ashville, Shop Street

£485,000

Nestled in a sought-after village setting, this immaculately presented detached bungalow offers generous and versatile living space, perfect for families or those looking to upsize.

The property boasts a bright and welcoming living room, complete with an open fireplace. The modern fitted kitchen is well-equipped and flows into a practical utility space and dining area.

To the rear of the bungalow is a beautiful sunroom, creating a light-filled space ideal for entertaining or enjoying views of the garden year-round.

There are three well-proportioned bedrooms, including an en-suite shower room to the main bedroom, along with a stylish family bathroom servicing the other two bedrooms.

Externally, the property features a beautifully maintained rear garden with a patio area, perfect for outdoor dining and enjoying the tranquil surroundings.

To the front, there is off-road parking for multiple vehicles and access to a single garage.

Services

Oil central heating. Mains water and electricity are connected. Septic tank.

This property is being marketed by our Dereham office and the property reference is AD0487.



Situation

Whinburgh is a sought-after village located approximately 1 mile from the village of Yaxham and approximately 3.5 miles from the town of Dereham. Yaxham 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 into the village of Yaxham and take the right hand turning onto Whinburgh Road. Continue onto Dereham Road and turn right onto Shop Street where the property will be found on the right 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.

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.





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Approximate total area⁽¹⁾
1389 ft²
129.1 m²

(1) Excluding balconies and terraces

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

TBC

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