



5 Norwich Road

£350,000

A spacious and well-presented four double bedroom semi-detached house situated in the sought-after village location of Yaxham.

This property has been heavily extended and offers living room with log burner, a generous dining room that leads through to the stunning fitted kitchen with integrated appliances and a central island; this room is complemented by a utility and cloakroom/WC.

Upstairs, are the four double bedrooms, with bedroom one benefitting from an en-suite shower room and the other bedrooms are serviced by a four-piece family bathroom suite. All bedrooms boast countryside views.

Outside, to the front is ample off-street parking via a private driveway that leads to a garage with power and lighting.

To the rear, is a generous rear garden with patio leading to laid to lawn grass, with a sitting area and pond to the back overlooking fields.

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). Continue for approximately 1.5 miles proceeding through the village of Yaxham onto Norwich Road. The property will be found on the left hand side shortly after the Village Hall.

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 AD0262.

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



Floor 1

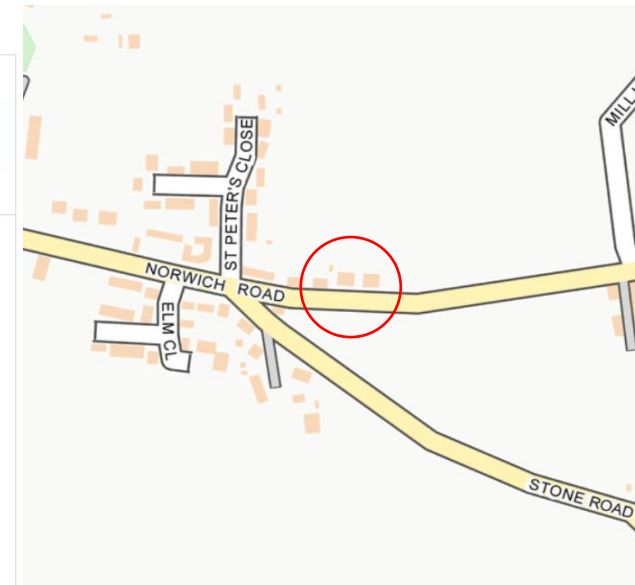


Approximate total area⁽¹⁾
 1328.72 ft²
 123.44 m²

(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.

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		
	TBC	
England, Scotland & Wales	EU Directive 2002/91/EC	

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