



THE STORY OF

32a Yaxham Road

Dereham, Norfolk

SOWERBYS



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32a Yaxham Road

Dereham, Norfolk
NR19 1AJ

Offered with No Onward Chain

Certified Passivhaus

Open Plan Kitchen-Dining-Living Area

Three Double Bedrooms

Double Garage with EV Charging Point

Situated Upon Approx. 0.56 Acre Plot (STMS)

Garden Office/Studio

Set Back from Main Road by 46m Long
Gravel Driveway with Security Gate

96 Rated EPC

Rainwater Harvest System and Solar Panels

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Set within a tranquil, secluded location set back from Yaxham Road, this stunning, certified Passive House offers a unique blend of sustainable living and sophisticated modern design. Positioned on a generous 0.56-acre plot (STMS), the home is a true testament to the art of contemporary energy-efficient living, offering a warm welcome both inside and out. Designed with environmental consciousness in mind, this exceptional property features a rainwater harvest system, solar panels, and a high-performance ventilation system that ensures year-round comfort while significantly reducing energy bills.

Additionally, the property is accessed via a gravelled drive, 46 meters long, that leads to a rolling security gate, enhancing the sense of privacy and enclosure.

The open-plan kitchen, dining, and living area serves as the social hub of the home, flooded with natural light thanks to the large glass windows that offer panoramic views of the beautifully landscaped grounds. A cosy snug area provides the perfect space for relaxation.

Three double bedrooms offer ample accommodation, and the elegant four-piece bathroom suite completes the sleeping arrangements in style. The internal finish is impeccable, with high ceilings and luxurious materials that create a refined living experience, all on one convenient level.



A unique blend of sustainable living and sophisticated modern design.





Externally, the property excels with a double garage featuring an EV charging point and an additional office or studio. The grounds are predominantly laid to lawn and provide plenty of space for outdoor activities. Mature beds and shrubs, along with a productive vegetable bed, offer opportunities for gardening enthusiasts. A mixture of mature ornamental and fruit trees enhances the outdoor space, while a potager-style rose garden adds an extra touch of beauty. There are also two sheds for additional storage.

With no onward chain, this property is ready to be enjoyed, offering both the practicality of modern living and the peace of mind that comes with ultra-low-cost, sustainable living. A home that perfectly balances high-end finishes and energy-efficient design, it is a rare find and one that will undoubtedly appeal to those with an eye for quality and environmental responsibility.



Specification

General Overview

- Certified Passive House by the Passivhaus Institut, Darmstadt, Germany
- Energy Performance Certificate (EPC) Rating: 96-A
- Situated on a 0.56-acre enclosed plot
- Contemporary design with high ceilings and extensive glazing
- Ultra-low energy consumption and high thermal efficiency
- Open-plan living space, snug, three double bedrooms, and four-piece bathroom suite
- Ample off-road parking, double garage with EV charging point and remote controlled electric roller doors, and office/studio

Construction & Insulation

- Built using Beattie Passive patented and accredited build system
- Super-insulated structural envelope with continuous insulation layer (walls, floor, and roof)
- Triple-glazed windows throughout (Internorm)
- Airtight construction tested via pressurisation and thermal imaging
- External Weinor remote-controlled blinds for summer temperature control

Heating & Ventilation

- No central heating – passive heating from sunlight and internal heat sources
- Herschel infra-red heating for supplementary warmth on coldest days
- Mechanical Ventilation & Heat Recovery (MVHR) system:
 - Extracts stale air and recovers heat
 - Supplies filtered, dust and pollen-free fresh air
 - Prevents condensation and maintains optimal indoor air quality
- Energy & Sustainability Features
 - 4kW ground-mounted solar array (Solaredge equipment)
 - Manually adjustable inclination for seasonal efficiency
 - Smart 7.4 kW EV charger, integrated with inverter, charges using grid or solar energy
 - Smart electric hot water cylinder (Mixergy)
 - Connected to solar array and grid

- Allows controlled heating of water volume based on daily needs
- No gas supply, halving conventional energy use
- Measured Energy Usage (2024)
- Total consumption: 7,285 kWh (for heating, hot water, general household)
- EV charging consumption: 1,774 kWh
- Solar generation: 4,016 kWh
- Smart electric hot water cylinder (Mixergy)
 - Connected to solar array and grid
 - Allows controlled heating of water - water volume based on daily needs

Kitchen

- Wren Infinity Plus kitchen
- Bosch electric oven and Bosch combination oven (microwave, grill, hot-air)
- Bosch warming drawer
- Induction hob
- Built-in fridge and freezer
- Island with storage on both sides
- Bespoke corian worktop
- Island: Arctic Starburst
- Coffee station: Graphite Ice
- Handle-less doors for a sleek modern look

Flooring

- Luxury Vinyl Tiles (LVT) throughout
- Skirting and architrave from Howdens, featuring a minimalist single-groove design

Water Management

- 7500-litre rainwater harvester (www.rainwaterharvesting.co.uk)
- Direct system with pump activation on demand
 - Supplies water for toilet flushing, washing machine, and garden irrigation
- RainBackup in a Box system tops up tank with mains water when needed
- Overspill soakaway

External Features

- Large floor-to-ceiling glazing units in living area, including sliding door
- Decking area seamlessly connecting to indoor LVT flooring
- Polytunnel and one greenhouse for sustainable gardening
- Privately enclosed garden, ideal for outdoor relaxation



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



PROPERTY SUMMARY

32A Yaxham Road is a state-of-the-art, ultra-energy-efficient Passive House, designed for sustainable, cost-effective, and comfortable living. Its advanced insulation, high-performance ventilation system, renewable energy integration, and rainwater harvesting make it a benchmark for modern eco-friendly living. With high-end finishes, open-plan design, and contemporary aesthetics, this property is both practical and luxurious.

SERVICES CONNECTED

Mains water, electricity, and drainage. Solar-powered heating – water and rooms are heated electrically, prioritising excess solar PV whenever available, with the option to program heating at night on a cheaper tariff. Full fibre optic broadband.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

A. Ref:- 9478-1027-7371-7720-0274

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///flaunting.spinners.hedgehog

AGENT'S NOTE

Certified Passivhaus. For further information on energy consumption or solar generation, please speak to branch.



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

