



THE STORY OF

Drifters

Yaxham, Norfolk

SOWERBYS



THE STORY OF

Drifters

Norwich Road, Yaxham, Dereham, Norfolk
NR19 1AB

Popular Village Location

Multiple Reception Rooms, Offering
Versatile Living Space

Four Double Bedrooms, En-Suite to Principal
Bedroom

Modernised Family Bathrooms and
Additional Ground Floor WC

Generous and Private Plot

Easy Access to A47 and Dereham
Town Centre Amenities

Garage and Ample Off Road Parking

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Drifters is a substantial four-bedroom detached family home set within a generous and private plot in the popular Norfolk village of Yaxham. Offering approximately 1,838 sq ft of versatile accommodation, the property provides an excellent balance of family living, entertaining, home working and guest space.

The ground floor offers a flexible arrangement of reception rooms, centred around a well-equipped kitchen with adjoining dining and living areas. A separate utility, boot room and WC add practicality, while the sitting room and dining room provide flexibility for everyday family life and entertaining.

A particular highlight is the impressive conservatory, creating a substantial additional living space overlooking the garden. This versatile area could be used as a family room, dining space or for entertaining, while providing a strong connection with the outdoors.

Upstairs are four double bedrooms, including a principal bedroom with en-suite facilities and separate wardrobe area. The remaining bedrooms are well proportioned, with useful built-in storage, alongside a family bathroom.

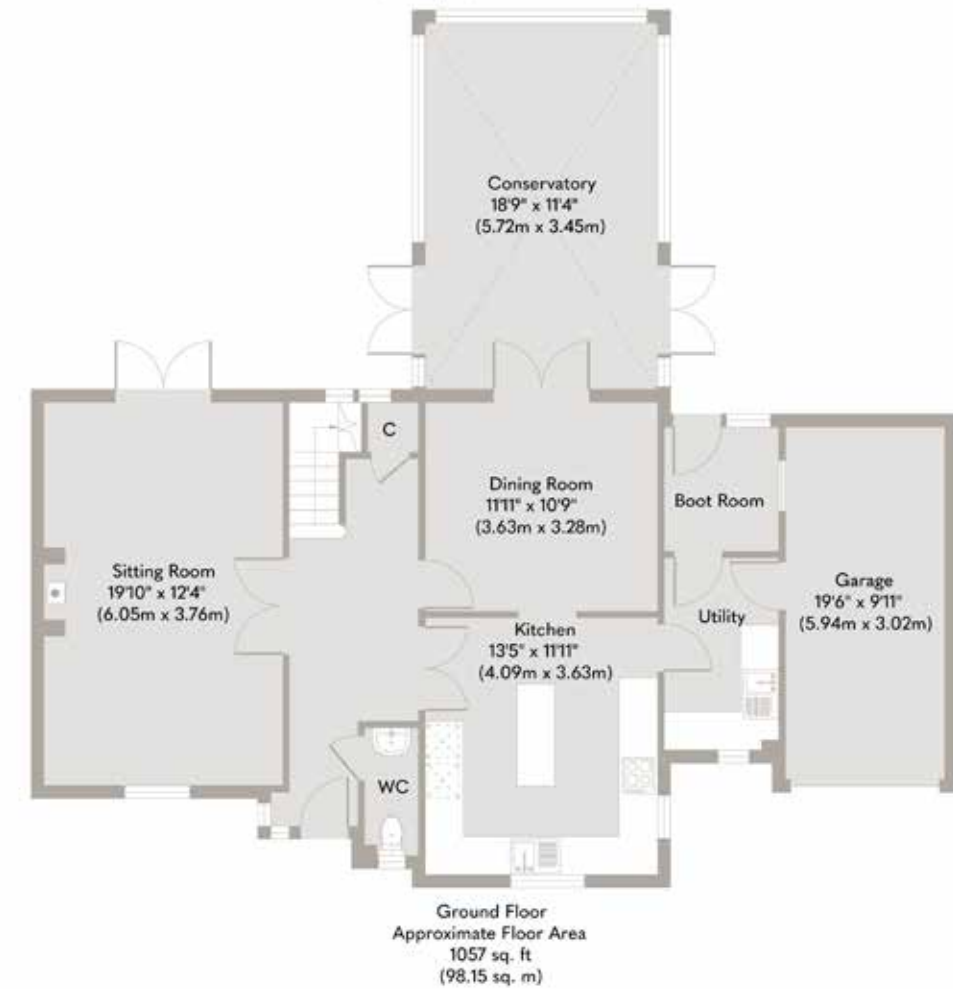
Outside, the property occupies a generous and private plot, with plenty of space for outdoor seating, family activities and gardening. A garage and ample off-road parking add further practicality.

Combining four double bedrooms, multiple reception rooms, a substantial conservatory, en-suite principal bedroom, generous gardens, garage and ample parking, Drifters offers a highly adaptable family home with plenty of space for modern living.



The upstairs offers lovely, comfortable spaces for family and guests, with plenty of flexibility.





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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Yaxham

LOCATED IN THE
MIDDLE OF NORFOLK

The village of Yaxham is situated approximately three miles south of the market town of Dereham and about two miles from the nearest Tesco supermarket.

The Village provides local amenities including the highly rated Ranis Indian Restaurant, a vibrant village hall offering multiple activities across the week for all age groups, together with a pro-active, community focussed Parish Council.

Nearby Mattishall offers Doctor's Surgery, Chemist, together with local shops and eateries. The village also benefits from a regular bus service to Norwich City centre via the Norfolk & Norwich Hospital. Further amenities can be found at the nearby town of Dereham.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.



Note from the Vendor



“A comfortable family home, perfect for entertaining, in a peaceful and safe neighbourhood.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:-8480-7628-7590-5199-8222

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: ///shrugging.limped.ideals

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SOWERBYS

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