



Priors Grove, Yaxham - NR19 1SL





## Priors Grove

Yaxham, Dereham

This BEAUTIFULLY PRESENTED DETACHED FAMILY HOME offers an impressive 1721 SQ. FT (stms) of versatile living accommodation, perfectly positioned in a SOUGHT-AFTER LOCATION close to amenities, transport links, and WELL-RATED OFSTED SCHOOLS. Step inside to discover a welcoming entrance hall leading to TWO VERSATILE RECEPTION ROOMS, both enhanced by 2024 SITTING ROOM CARPETS and efficient GROUND FLOOR UNDERFLOOR HEATING (providing comfort and style throughout the year). The heart of the home is the RECENTLY REFURBISHED 17' OPEN PLAN KITCHEN/DINING ROOM, complete with INTEGRATED APPLIANCES and a SEPARATE UTILITY ROOM, ideal for modern family life and entertaining. A GROUND FLOOR STUDY offers the perfect work-from-home space or potential playroom, while upstairs, FOUR FIRST FLOOR OFF LANDING DOUBLE BEDROOMS provide generous accommodation for all the family. The PRINCIPAL BEDROOM features an EN-SUITE, and a LUXURIOUS 2023 THREE PIECE FAMILY BATHROOM boasts a STANDALONE BATH and RAINFALL SHOWER OVERHEAD, complemented by a convenient additional W.C. Practical features include an UPDATED OIL CENTRAL HEATING BOILER (2021), ensuring warmth and efficiency, and a thoughtfully designed





interior that seamlessly blends comfort with contemporary style. The home occupies an enviable CORNER PLOT with WRAP AROUND GARDENS which are well planted with easy maintenance trees and shrubbery while a newly laid patio gives the ideal space to enjoy the warmer months. To the very front an electric sliding gate gives further privacy with a extended and re-laid driveway sat in front of the DOUBLE GARAGE.

Council Tax band: E

Tenure: Freehold

- Beautifully Presented Detached Family Home Offering 1721 Sq. Ft (stms) Of Living Accommodation
- Sought-After Location Close to Amenities & Transport Links With Well Rated Ofsted Schools
- Recently Refurbished 17' Open Plan Kitchen/ Dining Room With Integrated Appliances & Separate Utility
- Four First Floor Off Landing Double Bedrooms With Ground Floor Study
- 2023 Three Piece Family Bathroom With Standalone Bath & Rainfall Shower Overhead, En-Suite & W.C
- 2024 Sitting Room Carpets & Ground Floor Underfloor Heating With Two Versatile Reception Rooms
- Laid To Lawn Low Maintenance Gardens Linking With Front
- Automatic Front Gate With Newly Laid Driveway Offering Plentiful Parking & Double Garage



The village of Yaxham is situated in mid-Norfolk, about 3 miles from Dereham and its wealth of amenities, and close to main commuter routes, in particular the A47, linking Norwich with King's Lynn, with easy access across to Wymondham. Here is an excellent opportunity to live tucked away in a rural position yet within easy reach of the city of Norwich.

#### SETTING THE SCENE

The property sits proudly occupying an enviable corner plot with wraparound gardens fully enclosed with a mixture of timber panel fencing and low-level brick walls. Electric sliding gates at the front of the property allow for convenience and privacy, with an extended brick weave driveway suited for the parking of multiple vehicles leading towards a detached double garage to the left-hand side of the home.

#### THE GRAND TOUR

Once inside the central hallway is the first space to greet you, laid with all tile flooring in an open and welcoming style, with handy under-the-stairs storage cupboard suited for neat coat and shoe storage before heading into the remainder of the home. Immediately to your right, a versatile reception room currently functions as the main functional living space benefitting from a multiple-facing aspect, this room is laid with all high-quality, hard-wearing wooden flooring, with space being more than suited to a potential choice of layout of soft furnishings. A second welcoming reception room comes on the opposite side of the home in the form of yet another multi-facing aspect sitting room measuring an impressive 19' in length with immaculate carpeted flooring and bright inviting décor, with the space being more than large enough for a choice of layout of soft furnishings, with French doors opening onto the rear garden patio.

From the central hallway, a handy ground floor study offers the perfect space for those working from home, whilst a rejuvenated two piece WC adds to further modern convenience within the property. Towards the rear, an open kitchen and dining room offers a mixture of wall and base-mounted cabinetry set around solid stone work surfaces with integrated appliances to include a fridge, dishwasher, oven, and hob, with space remaining for further white goods and appliances, with the handy addition of a utility room just behind the kitchen with access to the side of the garden.

The first floor gallery landing gives easy access into each of the bedrooms within the home, as well as a large storage cupboard and potential snug office space within the landing area. Each of the four bedrooms have use of a fully modernised four piece family bathroom suite, complete with attractive textured tiles, standalone slipper bath and corner shower unit with tall heated towel rail and floating vanity storage. The principal bedroom is another space that occupies a multifaceted aspect with tree-lined views from each of the windows, with the convenience of a sizable ensuite shower room complete with an array of storage. Each of the remaining three bedrooms could easily host a double bed, and each benefits from an attractive decorative finish.

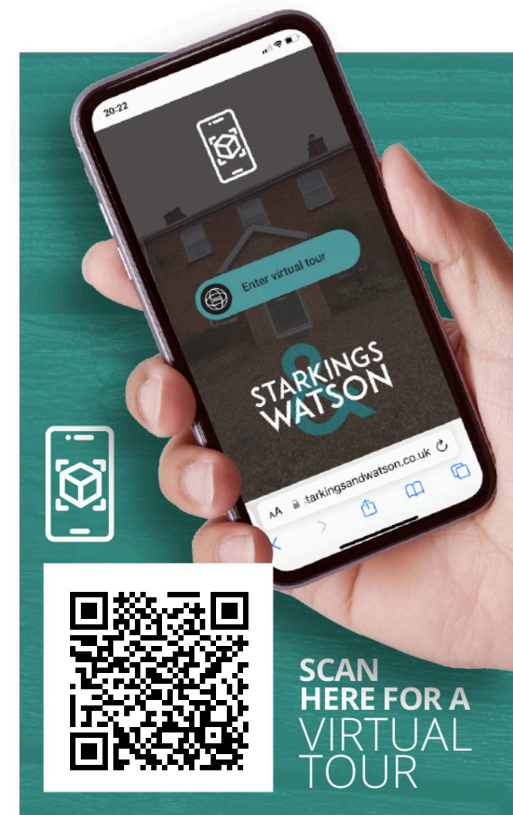
#### FIND US

Postcode : NR19 1SL

What3Words : ///cones.myths.unclaimed

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











## THE GREAT OUTDOORS

The garden, much like the inside of the home, has been completely modernized and lovingly landscaped by the current owners, where an extended patio seating area makes the ideal haven to sit and enjoy the warmer months, whilst mature planted trees and shrubbery create the perfect privacy barrier from neighbouring homes. A path links the patio to the detached Double brick garage through a personal door access, with the space benefiting from loft storage, offering potential to be converted in time if required.







**Ground Floor** Building 1



**Ground Floor** Building 2

**Floor 1** Building 1

**Approximate total area<sup>(1)</sup>**

2067 ft<sup>2</sup>

192.1 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(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**





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.