



# Hill House, Well Hill

## Guide Price £290,000

Located within the peaceful hamlet of Clint Green, close to the popular market town of Dereham, Hill House is a beautifully presented three-bedroom semi-detached home offering spacious accommodation, attractive gardens, and countryside charm.

Set on a generous plot, the property benefits from landscaped front and rear gardens with mature planting, greenhouse facilities, raised vegetable beds, and a tranquil pond.

Inside, the accommodation includes a welcoming entrance hall, spacious sitting room with feature fireplace and provision for a log burner, separate dining area with garden access, and a modern fitted kitchen with integrated appliances. A utility room and ground floor cloakroom add further practicality.

Upstairs are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and loft access, alongside a versatile third bedroom currently used as a home office.

Further benefits include a detached workshop-style garage with power and lighting, along with two private off-road parking spaces to the rear.

Hill House offers an excellent opportunity to enjoy village living within easy reach of local amenities, schools, and transport links. Early viewing is highly recommended.

N.B. Please note that the property has a right of way across the neighbouring driveway to access the parking area. For further information, please refer to the plan or contact the office.



## 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). Proceed through the village of Yaxham on Norwich Road and take the right hand turning just after the Primary School onto Well Hill where the property will be found immediately on the left 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.**

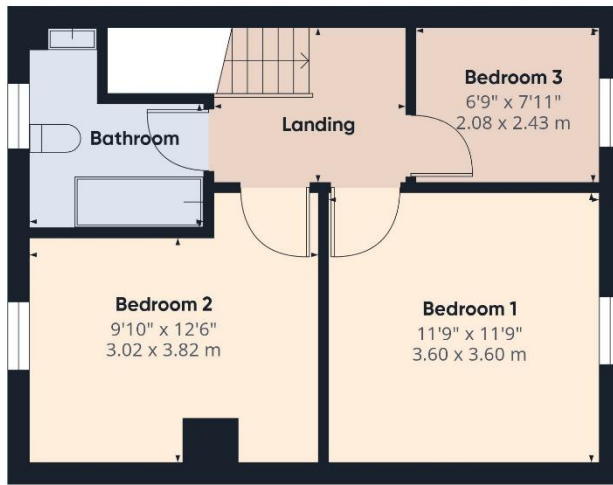
This property is being marketed by our Dereham office and the property reference is AD0631.

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



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

905 ft<sup>2</sup>  
84 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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