

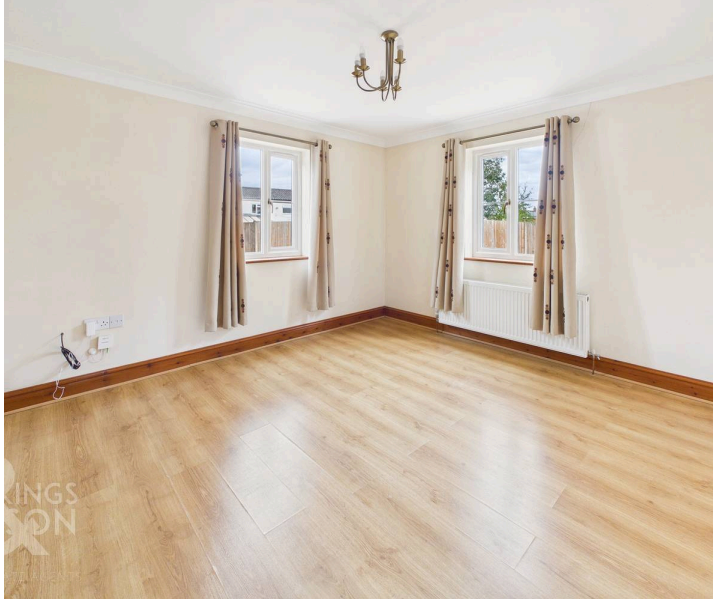
Drusilla Way, Yaxham - NR19 1DT

STARKINGS WATSON

HYBRID ESTATE AGENTS







Drusilla Way

Yaxham, Dereham

NO CHAIN! Enjoying a SEMI-RURAL setting, this DETACHED FAMILY HOME is beautifully positioned tucked away within a quiet CUL-DE-SAC overlooking GREEN SPACE, offering exceptional space and versatility for modern living. Step inside to a welcoming HALLWAY ENTRANCE that leads seamlessly into the 23' TRIPLE ASPECT SITTING ROOM, where NATURAL LIGHT floods through FRENCH DOORS and multiple windows, providing a wonderful connection to the garden and creating an inviting space for relaxation or entertaining. The 16' KITCHEN/BREAKFAST ROOM is thoughtfully designed for both cooking and casual dining, featuring EXTENSIVE STORAGE and plentiful work surfaces, with the convenience of a SEPARATE UTILITY ROOM ensuring household tasks remain discreetly tucked away. For more formal occasions, the DUAL ASPECT DINING ROOM offers a generous setting for family meals or special gatherings, The GROUND FLOOR WC adds everyday practicality. Upstairs, a spacious landing opens to FOUR DOUBLE BEDROOMS, each with generous proportions and flexibility for family, guests, or home working, whilst the MAIN BEDROOM benefits from a PRIVATE ENSUITE SHOWER ROOM for added comfort. The FAMILY BATHROOM is well appointed to serve the remaining bedrooms, offering a relaxing retreat at the end of the day.

Heading outside, SHINGLE DRIVEWAY PARKING is available for multiple vehicles and a SINGLE GARAGE ideal for secure storage or workshop use. This home is the perfect blend of style, comfort, and practicality, set in a sought after location that promises peace and convenience, making it an outstanding choice for discerning buyers seeking a spacious and versatile residence.

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.

- No Chain!
- Detached Family Home Well Positioned Within A Quiet Cul-De-Sac
- Four Double Bedrooms Opening From The Landing
- 23' Triple Aspect Sitting Room With French Doors Opening To The Garden
- 16' Kitchen/ Breakfast Room With Separate Utility Room & Dual Aspect Dining Room
- Ground Floor WC, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Wraparound Gardens Looking Over Green Space
- Shingle Driveway Parking & Detached Garage



Council Tax band: E
Tenure: Freehold EPC
Energy Efficiency Rating: C

SETTING THE SCENE
Tucked away within a quiet cul-de-sac comprising only a handful of homes, the property enjoys a peaceful and private position. The frontage is predominantly low maintenance shingle, providing generous driveway parking for multiple vehicles, together with access to the single garage via an up-and-over door. Decorative wrought iron gates open directly into the rear garden, while the main entrance is approached via a short flagstone pathway to the front of the home.

THE GRAND TOUR
Stepping inside, the enclosed entrance porch provides a practical space for coats and shoes, with tiled flooring underfoot for ease of maintenance, before leading into the spacious entrance hallway. This welcoming meet-and-greet space features stairs rising to the first floor, with doors opening to all main ground floor accommodation. To the left, the heart of the home is undoubtedly the impressive 23' triple aspect sitting room. The room features comfortable carpeted flooring and enjoys an abundance of natural light through uPVC double glazed windows and French doors opening directly onto the garden. Generous proportions allow for a variety of soft furnishing arrangements, while a decorative feature fireplace provides an attractive focal point. Also accessed from the hallway, a conveniently positioned two piece WC provides an ideal facility for visiting guests. At the opposite end of the hallway, the 16' kitchen enjoys a useful dual aspect, creating a bright and practical space. Extensive storage is provided by a comprehensive range of wall and base units, complemented by integrated appliances including an oven and grill, fridge, inset electric hob and extractor above. Further provision can be found beneath the worktops for freestanding appliances. Tiled flooring runs throughout the kitchen and continues into the adjoining utility room, which provides additional appliance space, storage and worktop areas, together with an integrated storage cupboard and convenient access directly into the garden.

To the opposite side of the kitchen, a versatile dual aspect dining room provides an excellent additional reception space. Finished with wood effect flooring, the room could be utilised in a variety of ways, whether as a formal dining room, cosy snug or dedicated home office.

Ascending to the carpeted first floor landing, loft access is provided above alongside a useful integrated airing cupboard. Doors lead to four well proportioned double bedrooms, all benefitting from carpeted flooring. The main bedroom enjoys the added benefit of a private three piece ensuite shower room, featuring a glass enclosed shower cubicle alongside the wash basin and WC. The remaining three double bedrooms are served by the well appointed three piece family bathroom, comprising a bath with shower over, tiled splashbacks and useful vanity storage beneath the wash basin.

FIND US
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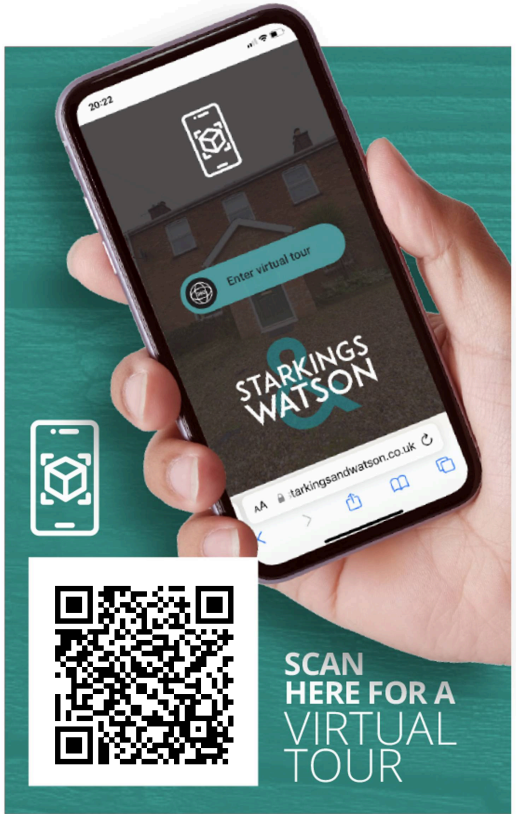
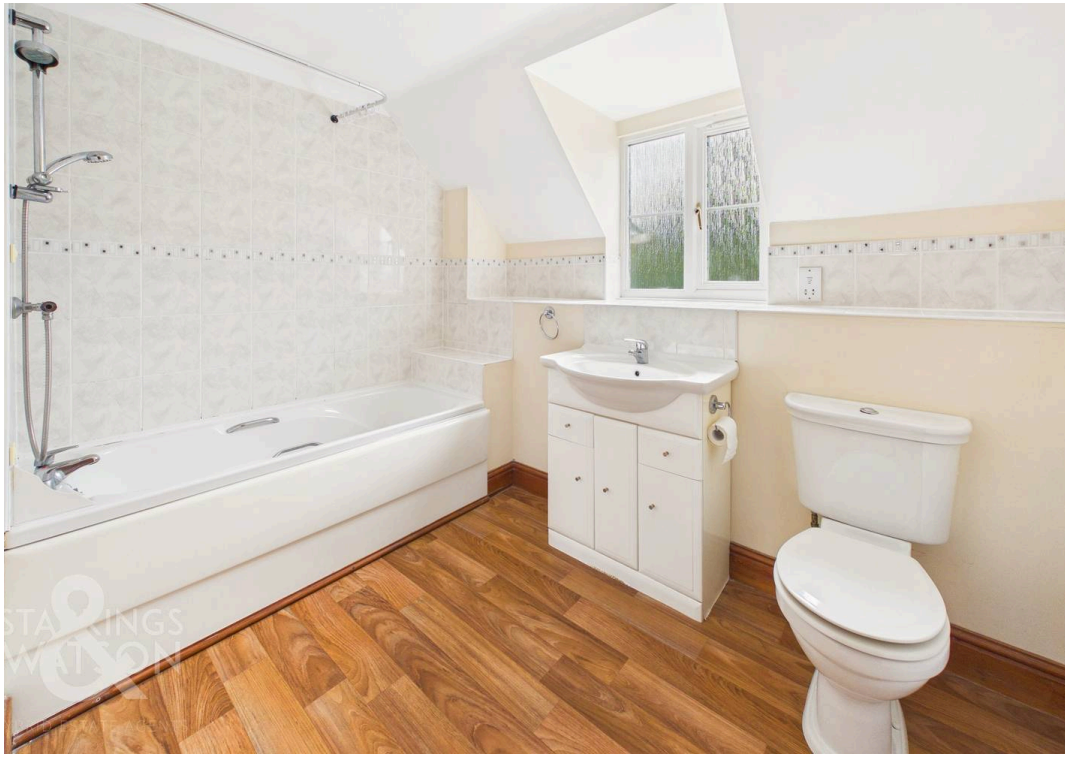
VIRTUAL TOUR
View our virtual tour for a full 360 degree of the interior of the property.

















THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing and a pleasant outlook over adjoining green space. The garden provides an excellent blank canvas for landscaping to individual tastes, while already benefiting from a generous flagstone patio, ideal for outdoor furniture and summer entertaining. The remainder of the garden is predominantly laid to a well maintained lawn, with shingle borders to either side. A particularly useful feature is the access available around the entire property, providing excellent practicality and ease of access.



Ground Floor



Floor 1



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Approximate total area(1)

1504 ft²

139.8 m²

Reduced headroom

14 ft²

1.3 m²

(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



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