



**Elm Close, Yaxham, Dereham, NR19 1RW**



**welcome to**

**Elm Close, Yaxham, Dereham**

A well-proportioned three-bedroom detached bungalow in the popular village of Yaxham, offering spacious single-storey living, ample parking, a double garage, and a well-maintained garden.



Situated in the popular Norfolk village of Yaxham, this well-proportioned three-bedroom detached bungalow offers spacious and comfortable single-storey living.

The property benefits from a large shingle driveway providing ample off-road parking, a double garage, and a well-maintained rear garden.

The accommodation is arranged on one level and comprises a porch leading into a welcoming entrance hall, a spacious modern kitchen, and a generous lounge which flows into a conservatory overlooking and opening onto the garden. The main bedroom enjoys the benefit of a three-piece en-suite shower room, which leads through to a utility room fitted with cupboards and a sink. There are two further generously sized bedrooms and a four-piece family bathroom featuring both a bath and a separate shower.

Externally, the property boasts an attractive front garden, while the rear garden offers a lawned area and patio seating space, creating an ideal setting for relaxation and entertaining.



**view this property online** [williamhbrown.co.uk/Property/DRM118095](https://www.williamhbrown.co.uk/Property/DRM118095)



welcome to

## Elm Close, Yaxham, Dereham

- Three-bedroom detached bungalow
- Located in the popular Norfolk village of Yaxham
- Spacious and well-proportioned accommodation
- Modern kitchen and generous lounge
- Main bedroom with en-suite shower room

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DRM118095](http://williamhbrown.co.uk/Property/DRM118095)



Property Ref:  
DRM118095 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01362 692238**



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**williamhbrown.co.uk**