

Hill House Well  
Hill, Clint Green  
Yaxham  
Dereham



**ATTIK**  
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# Hill House Well Hill, Clint Green

## Guide Price £290,000

### The Immaculately Presented Village Retreat...

Nestled in the peaceful hamlet of Clint Green, just a short drive from the bustling market town of Dereham, Hill House offers the perfect blend of modern comfort and village living. This beautifully maintained three-bedroom semi-detached home is set on a generous plot with thoughtfully landscaped gardens, offering both privacy and practicality in equal measure.

From the moment you arrive, the property's welcoming frontage—with lush greenery, mature borders and a greenhouse—sets a tranquil tone. A side garden with raised vegetable beds and additional greenhouse space hints at a self-sufficient lifestyle, all within walking distance of the local school—ideal for growing families.

Inside, the home is exceptionally well-appointed. A wide entrance hallway gives way to a spacious living room with a feature log burner (ready to be connected to a flue), opening through glazed double doors into a dining area that comfortably seats four. Beyond this, further doors lead to the rear garden and parking area, creating a seamless flow between indoor and outdoor living.

The open-plan kitchen is both modern and practical, fitted with quality appliances including an induction hob, built-in oven and extractor. A separate utility room houses additional facilities including a second sink and washing machine, while the ground floor is completed by a convenient cloakroom WC.

Upstairs, the generous landing leads to three well-proportioned bedrooms. The smallest is currently used as a home office, while the second bedroom is notably large—ideal for guests or older children. The main bedroom features bespoke fitted wardrobes, a king-size layout, and access to a partially boarded loft with power and lighting—excellent for storage or hobby space.

Outdoors, the rear garden includes a peaceful pond and workshop-style garage with power and light, adding versatility for DIY enthusiasts or creatives. The property benefits from two private parking spaces, discreetly located just behind the house.

Clint Green itself enjoys a well-connected yet semi-rural setting, with Dereham's full range of amenities—including supermarkets, schools, cafés and leisure facilities—only around 10 minutes away by car. Norwich city centre is also easily accessible, making this a superb spot for those seeking balance between country calm and town convenience.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
Breckland

Council Tax Band C

EPC Rating C



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