



Drifters, Norwich Road, Yaxham, Dereham, NR19 1AB

welcome to

Drifters, Norwich Road, Yaxham, Dereham

A detached family home with four double bedrooms situated in the popular Norfolk village of Yaxham offering field views, generous living accommodation and ample off road parking with spacious rear garden space



Situated in the popular Norfolk village of Yaxham is this spacious 4 bedroom detached house with far reaching views of the fields to the rear and modern contemporary feel throughout.

Upon entering the property you are welcomed by the spacious entrance hall which leads through to the modern fitted kitchen which benefits from built in appliances such as dishwasher and microwave with central island, opening to the formal dining room with double doors leading through to the conservatory, this is made from brick and uPVC and offers panoramic views of the garden space with double doors leading outwards, sitting room with central fireplace with log burner with double doors leading to the garden space. The ground floor is completed with a utility room and boot room, access to the garage and ground floor W.C.

To the first floor there is 4 double bedrooms with the master benefiting from walk in wardrobe and en-suite comprising three piece suite including a shower, the first floor is completed with a family bathroom comprising three piece suite with a bath and shower over.

To the outside of the property is a fully enclosed rear garden with fields views which is laid with lawn and benefits from a variety of mature shrubs throughout, a hard standing seating area perfect for entertaining and al-fresco dining and further benefitting from storage shed and greenhouse. To the front of the property there is a shingle driveway offering ample off road parking and an adjacent garden area.



view this property online williamhbrown.co.uk/Property/DRM114701



welcome to

Drifters, Norwich Road, Yaxham, Dereham

- ****Guide Price £475,000 - 500,000****
- Immaculately detached family home
- Four double bedrooms
- Three reception rooms
- Modern and contemporary throughout

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM114701](https://www.williamhbrown.co.uk/Property/DRM114701)



Property Ref:
DRM114701 - 0005

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