





Lakeside, Yaxham Waters, Yaxham, Dereham, NR19 1RF

william h brown

welcome to

Lakeside, Yaxham Waters, Yaxham, Dereham

A beautifully presented two-bedroom park home situated in the sought-after Yaxham Waters development, enjoying stunning meadow and fishing lake views. Offering spacious open-plan living, a fitted kitchen, principal bedroom with en-suite, attractive decking, and well-maintained enclosed garden!

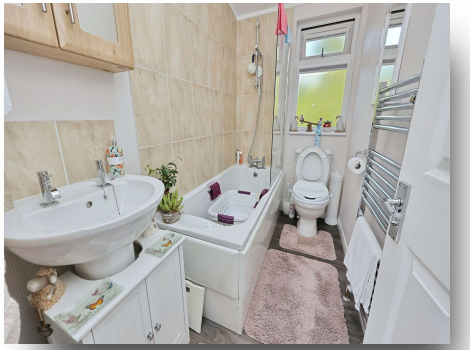




We are delighted to present this beautifully maintained two-bedroom park home, situated within the highly sought-after Yaxham Waters development. Enjoying picturesque views across the meadow and fishing lake, this attractive lodge is complemented by extensive landscaped gardens, creating a peaceful and idyllic setting.



The accommodation is bright, spacious and immaculately presented throughout. At the heart of the home is a generous open-plan kitchen and living area, offering a wonderful space for both relaxing and entertaining. The fitted kitchen benefits from a range of cupboards and work surfaces, a gas hob, dishwasher and water softener. The welcoming lounge enjoys plenty of natural light and features double doors opening onto the decking area, perfect for taking in the surrounding views.



Both bedrooms are well-proportioned and offer excellent storage. The impressive principal bedroom boasts a built in wardrobe and a private en-suite shower room. The second bedroom is equally spacious and is currently arranged with two full-sized single beds, alongside ample built-in storage. A well-appointed family bathroom comprises a three-piece suite with a shower over the bath.



Outside, the property continues to impress with its beautifully maintained gardens, enclosed by fencing for added privacy and security. The decking area provides the ideal spot for outdoor dining or simply enjoying the tranquil surroundings.

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welcome to

Lakeside, Yaxham Waters, Yaxham

- Sought-after Yaxham Waters location
- Stunning meadow and fishing lake views
- Spacious open-plan living accommodation
- Modern fitted kitchen with integrated appliances
- Beautifully presented throughout

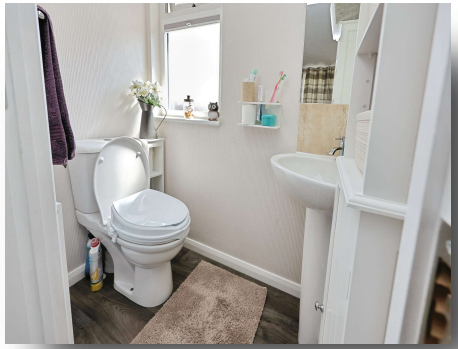
Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in the region of

£120,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM118302 - 0007

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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