



Orchard House

Yaxham, Norfolk

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Orchard House

9 Fieldings Drive, Yaxham, Norfolk
NR19 1FR

Brand New Detached Home in an
Established Cul-De-Sac Setting

Approximately 2,200 Sq. Ft of Spacious Accommodation,
Built by a Highly Regarded, Established Local Developer

Impressive Open-Plan Kitchen, Dining and
Family Space with Garden Access

Separate Sitting Room and Versatile Study
or Optional Fifth Bedroom

Practical Utility Room Plus Ground Floor
Cloakroom and Shower Room

Four Generous Bedrooms with Fitted Wardrobes

Principal Suite with A Dressing Room
and Ensuite Shower Room

Contemporary Family Bathroom Serving
the Remaining Bedrooms

South-Easterly Facing Garden with a Generous Terrace,
Detached Double Garage and Driveway Parking

Energy Efficient Air Source Heating and
Opportunity to Personalise Finishes

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Orchard House in Yaxham is a newly built home designed for modern living, offering a well-balanced combination of generous space and a thoughtfully arranged layout. Tucked away toward the end of an established cul-de-sac, the property enjoys a sense of privacy.

The ground floor is centred around an impressive kitchen/dining room spanning the full width of the home, creating a hub for everyday living and entertaining. An adjoining utility room adds further practicality. With direct access to the rear terrace and south-easterly facing garden, it provides a seamless indoor-outdoor connection.

A separate sitting room offers a more intimate retreat, while a dedicated study provides flexibility for home working or could serve as an optional fifth bedroom, ideal for generational living alongside the neighbouring ground floor shower room.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal suite includes a dressing room and en suite, while the remaining bedrooms are served by a contemporary family bathroom. Built-in storage and wardrobes are integrated throughout, maximising functionality.

Externally, the property is approached via a driveway leading to a detached double garage, providing ample parking and storage. The rear garden makes the most of its south-easterly aspect, with a generous terrace ideal for outdoor dining and low-maintenance landscaping.

Built with energy efficiency in mind, including air source heating, Orchard House extends to approximately 2,200 sq. ft. (excluding the double garage), and provides a versatile and spacious home suited to modern family life.





First Floor
Approximate Floor Area
1079 sq. ft
(100.24 sq. m)



Ground Floor
Approximate Floor Area
1119 sq. ft
(103.95 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Yaxham

LOCATED IN THE
MIDDLE OF NORFOLK

The village of Yaxham is situated approximately three miles south of the market town of Dereham and about two miles from the nearest Tesco supermarket.

The Village provides local amenities including the highly rated Ranis Indian Restaurant, a vibrant village hall offering multiple activities across the week for all age groups, together with a pro-active, community focussed Parish Council.

Nearby Mattishall offers Doctor's Surgery, Chemist, together with local shops and eateries. The village also benefits from a regular bus service to Norwich City centre via the Norfolk & Norwich Hospital. Further amenities can be found at the nearby town of Dereham.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.



Note from Sowerbys



“ A newly built four/five bedroom detached home, designed for modern living.”



WARRANTIES

David Bullen - 6yr Professional Consultants Certificate

SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

SAPS Prediction B - Rated.

TENURE

Freehold.

LOCATION

What3words: ///bulletins.received.spurtd

AGENT'S NOTE

Some images used have been virtually enhanced and dressed using computer generated imagery to show what the property may look like once furnished, and are for representative purposes only.

A strip of land measuring approximately 10 metres at the rear of the garden is currently subject to probate and is therefore not included within the legal title on completion. The seller intends to transfer this land to the purchaser once probate has concluded, with the terms of a separate conditional contract to be agreed directly between the purchaser and the developer, subject to an agreed longstop date. Prospective purchasers should ensure that they, their solicitor and lender are willing to proceed on this basis.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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**The Property
Ombudsman**

