



## Hilly Fields Norwich Road, Yaxham

Offers in Region of £425,000

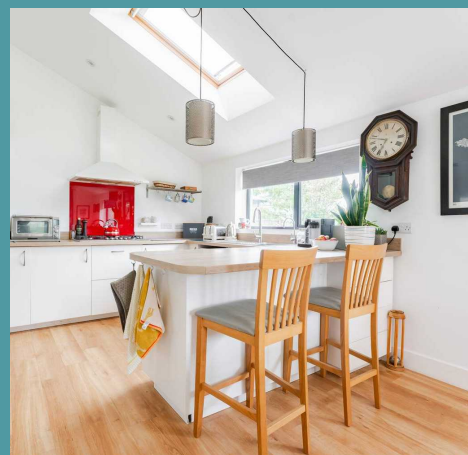
# Hilly Fields Norwich Road

Yaxham, Dereham

Located in a desirable village, this charming three-bedroom detached bungalow offers a beautiful home for those seeking a peaceful and comfortable living experience. Sitting on a spacious plot and boasting a well-presented interior with modern upgrades, this property exudes warmth and welcomes you home. Don't miss the chance to acquire this residence and experience all it has to offer.

## LOCATION

Yaxham is a charming village located in the Broadland district of Norfolk, England, about 10 miles west of Norwich. With its history dating back to the Domesday Book, the village showcases traditional Norfolk architecture and a rich heritage. The tight-knit community organises various local events and activities, creating a strong sense of belonging among residents. Surrounded by beautiful countryside, Yaxham offers picturesque walking trails and access to the nearby River Yare. While it has essential amenities like a local pub and church, residents often travel to nearby towns for more extensive services. For larger shopping options, Dereham is nearby, featuring supermarkets and a wider variety of retail choices. Yaxham also benefits from good transport links, being close to the A47 and having a railway station that connects to Norwich and beyond. Additionally, it's conveniently located near attractions like the Norfolk Broads, which are popular for boating and fishing, as well as nature reserves and historical sites.



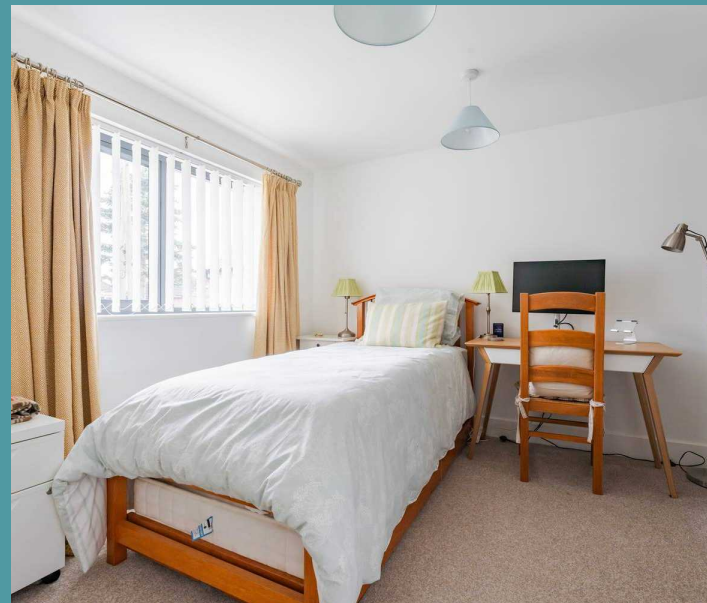


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Step inside, where you are greeted by a bright and welcoming entrance hall that sets the tone. Immediately capturing your attention is the inviting sitting room, filled with an abundance of natural light, creating a wonderful space to showcase your most comfortable furniture to relax and unwind.

At the heart of the home lies the well-equipped 23ft (stms) kitchen/dining room, ideal for family gatherings and entertaining guests. It is well-equipped with fitted units and integrated appliances to enhance your cooking experience. With a breakfast bar and space for a large dining set-up, to enjoy your favourite home cooked meals. Complemented by a convenient utility room, offering additional storage space and housing essential laundry facilities.



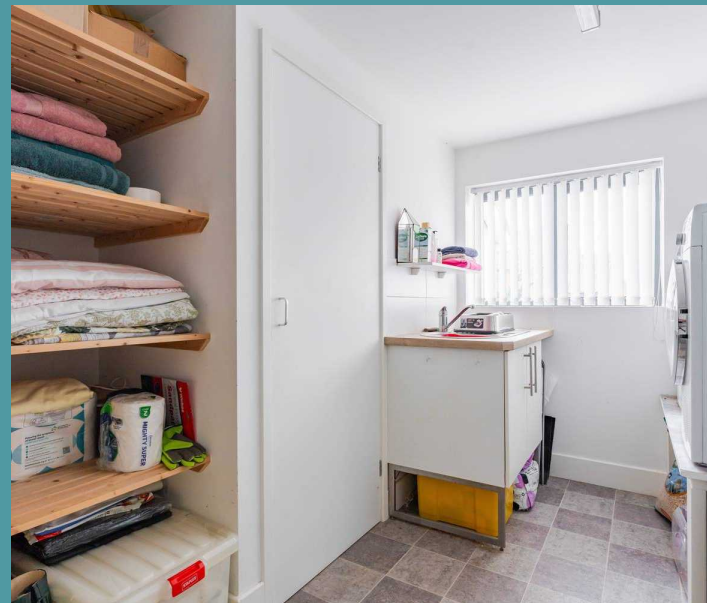
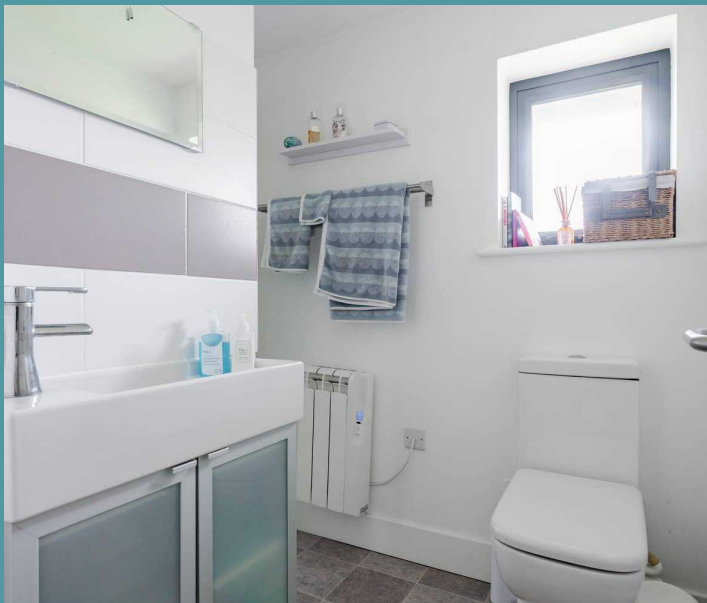
The accommodation consists of three bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private ensuite, adding a luxury yet convenient touch to your everyday routine. The modern shower room comprises of a three piece suite, ensuring convenience for the household.

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Venturing outside, the south-facing enclosed garden provides a private space for outdoor enjoyment and relaxation. It is primarily laid to lawn, bordered by a wide range of plants and shrubbery. A workshop offers a space for hobbies or storage, depending on your own requirements. Beyond the garden, the property backs onto rolling countryside fields, that not only offers beautiful views but also ensures a tranquil and idyllic setting that is quiet and serene. Parking is made easy with a driveway providing off-road parking for multiple vehicles, giving you peace of mind and convenience.

- Charming detached bungalow - Sitting on a generous size plot
- Well-presented throughout with modern upgrades - light and airy interior
- Well-equipped 23ft (stms) kitchen/dining room - perfect for family living
- Convenient utility room for additional storage & laundry essentials
- Comfortable sitting room - filled with natural light
- Three bedrooms, one en-suite & a shower room
- South-facing enclosed garden with workshop
- Backing onto countryside fields, ensuring a quiet & peaceful setting
- Driveway providing off-road parking
- Popular village location with easy access to Dereham & Norwich

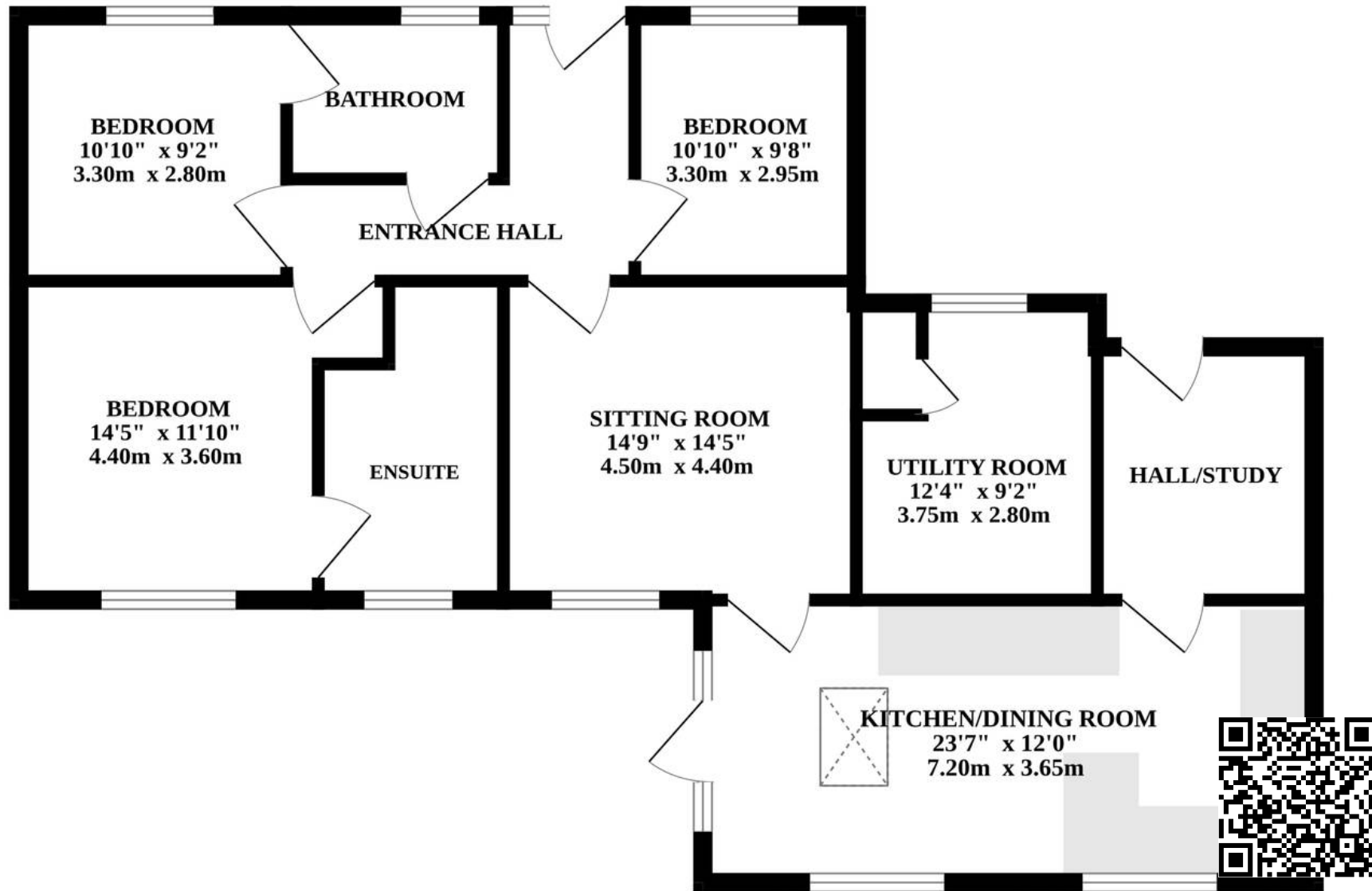


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# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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