



5 Norwich Road, Yaxham

In Excess of £325,000

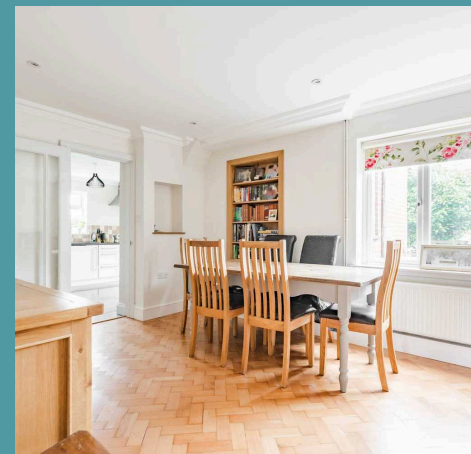
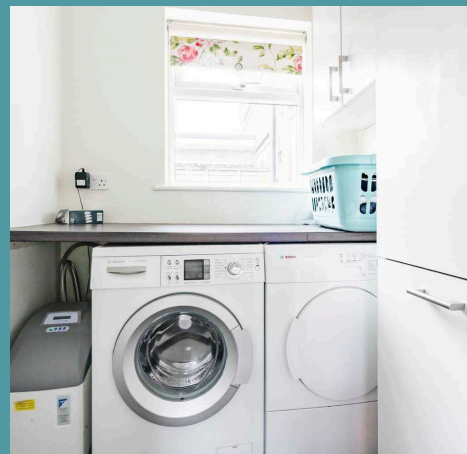
5 Norwich Road

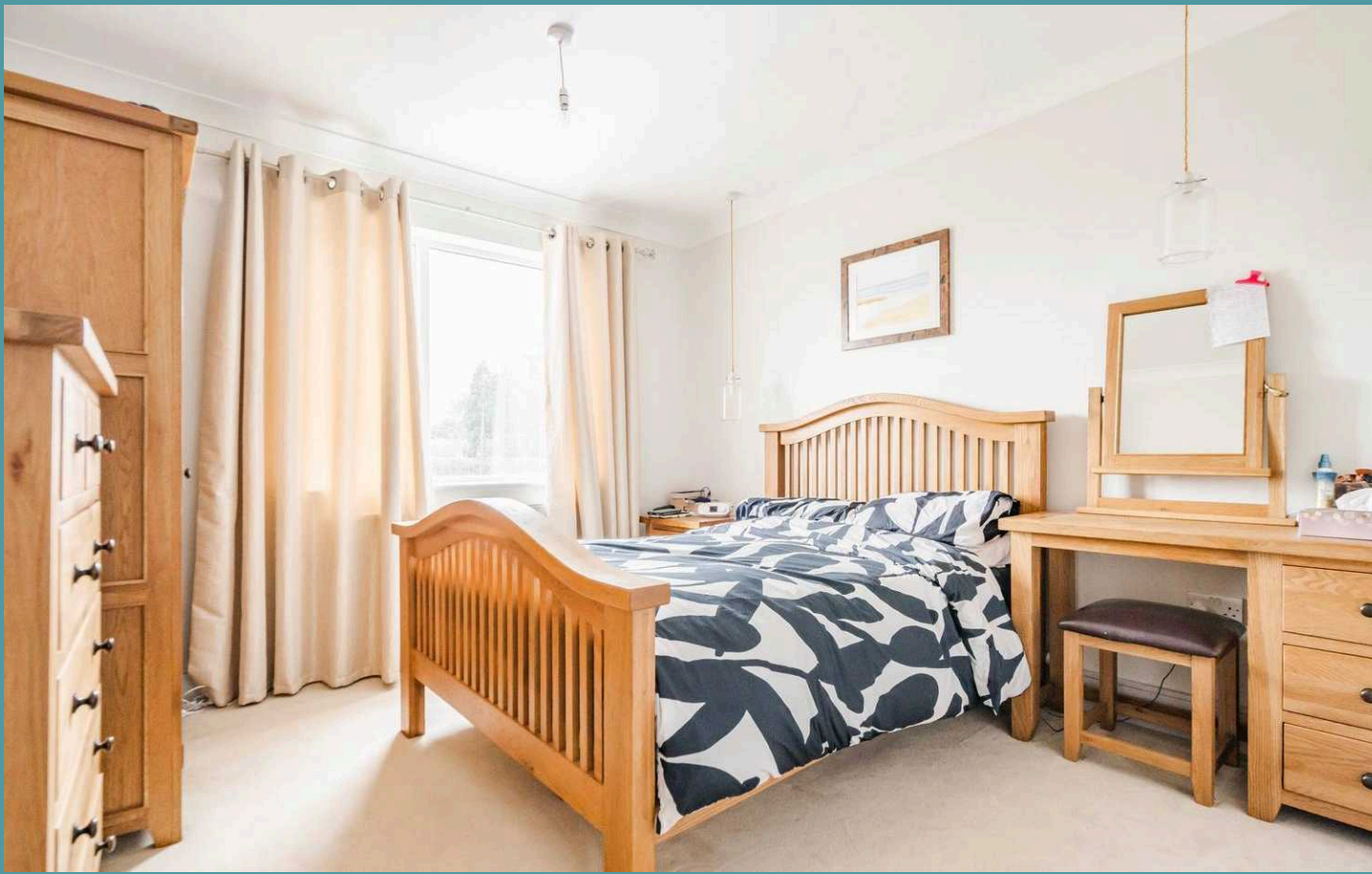
Yaxham, Dereham

This beautiful semi-detached residence offers a comfortable and contemporary design that is sure to impress. Boasting undisturbed open field views at the rear of the property, this family home provides a peaceful and serene setting for its occupants. With its spacious accommodation, modern design features, and convenient location, this property is one you would not want to miss.

LOCATION

Yaxham is a charming village located in Norfolk, England, with the postcode NR19. Nestled between the market towns of Dereham and East Dereham, it boasts a peaceful rural setting, making it an ideal spot for those seeking tranquility. The village is surrounded by picturesque countryside, with scenic walking paths and local wildlife. Yaxham is also conveniently located near major roads, providing easy access to nearby amenities and attractions. Its quaint atmosphere and close-knit community make it a lovely place to visit or call home.



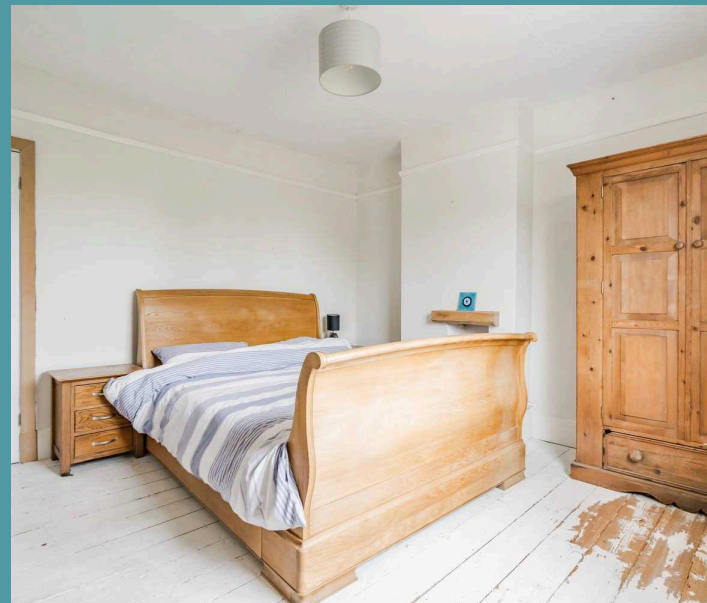


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Yaxham, Dereham

Upon entry, a welcoming entrance hall sets the tone for the rest of the home, with its bright and airy ambiance. Positioned at the front of the residence is a welcoming sitting room, accentuated by a charming wood burner, providing a cosy space for relaxation and unwinding. Adjacent is an inviting dining room, encouraging gatherings with loved ones.

At the heart of the home lies a well-equipped kitchen/breakfast room, ensuring effortless interaction when hosting occasions and everyday family living. It is well-equipped with fitted units, integrated appliances and a sociable central island to enhance your cooking/dining experience. Offering ample amount of storage and counter-top space for meal preparation. Complemented by a convenient WC and utility area for your laundry essentials.



Ascending the staircase to the first floor, four bedrooms await, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms are equally spacious and share access to a modern family bathroom, designed with both functionality and style in mind.



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Towards the rear is an extensive garden that it is predominately laid to lawn, bordered by hedging and mature trees. The patio area is suitable for outdoor seating arrangements during the summer months, for family BBQs or relaxing in the afternoon sunshine. With the addition of a wooden shed, suitable for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway providing off-road parking for all residents, with a garage for your storage options.

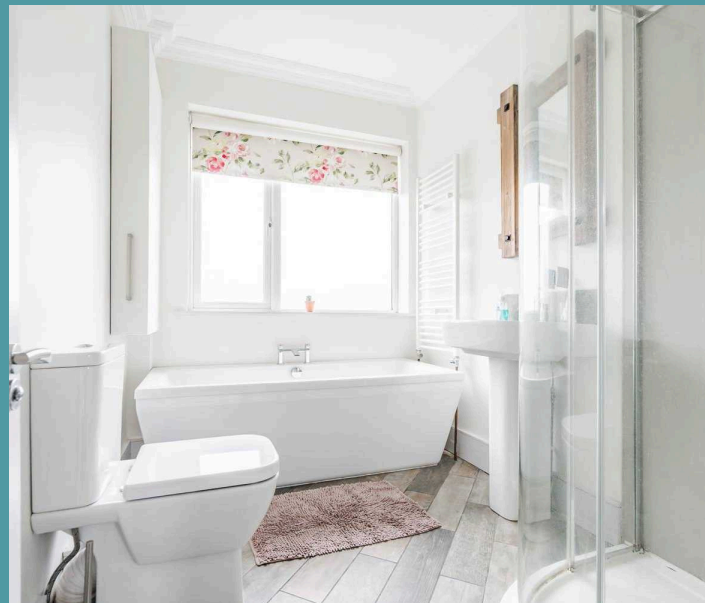
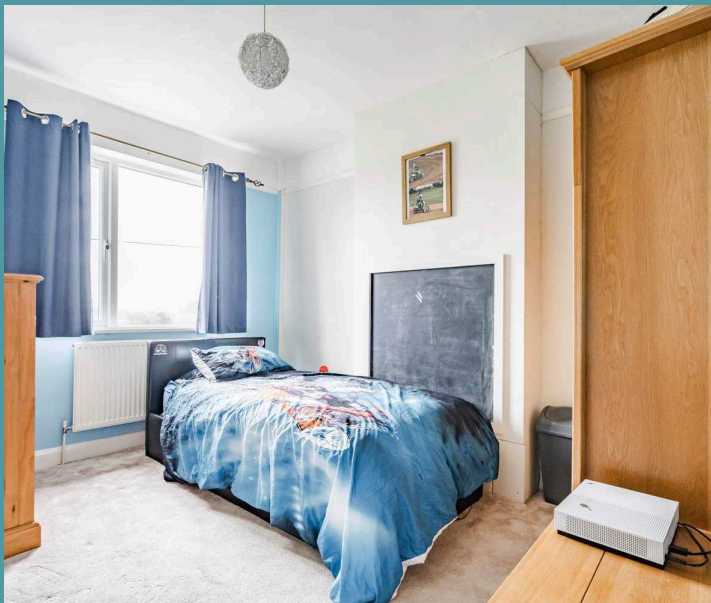
AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil.

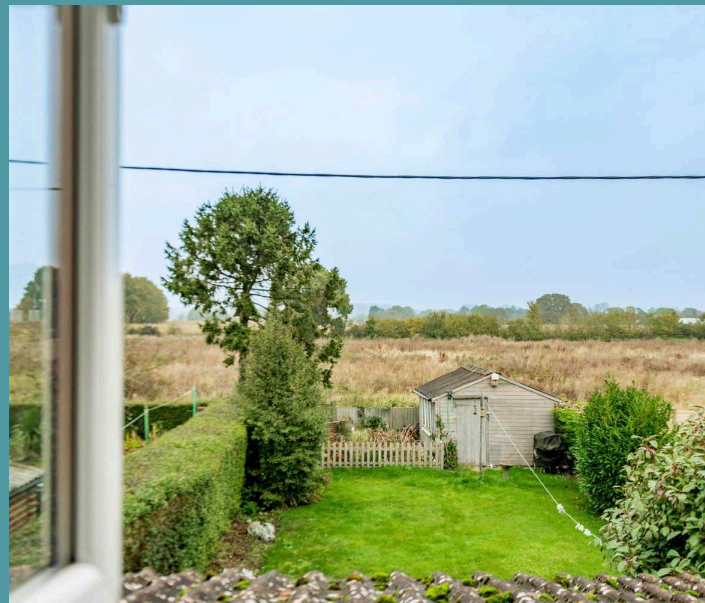
Council Tax Band: B



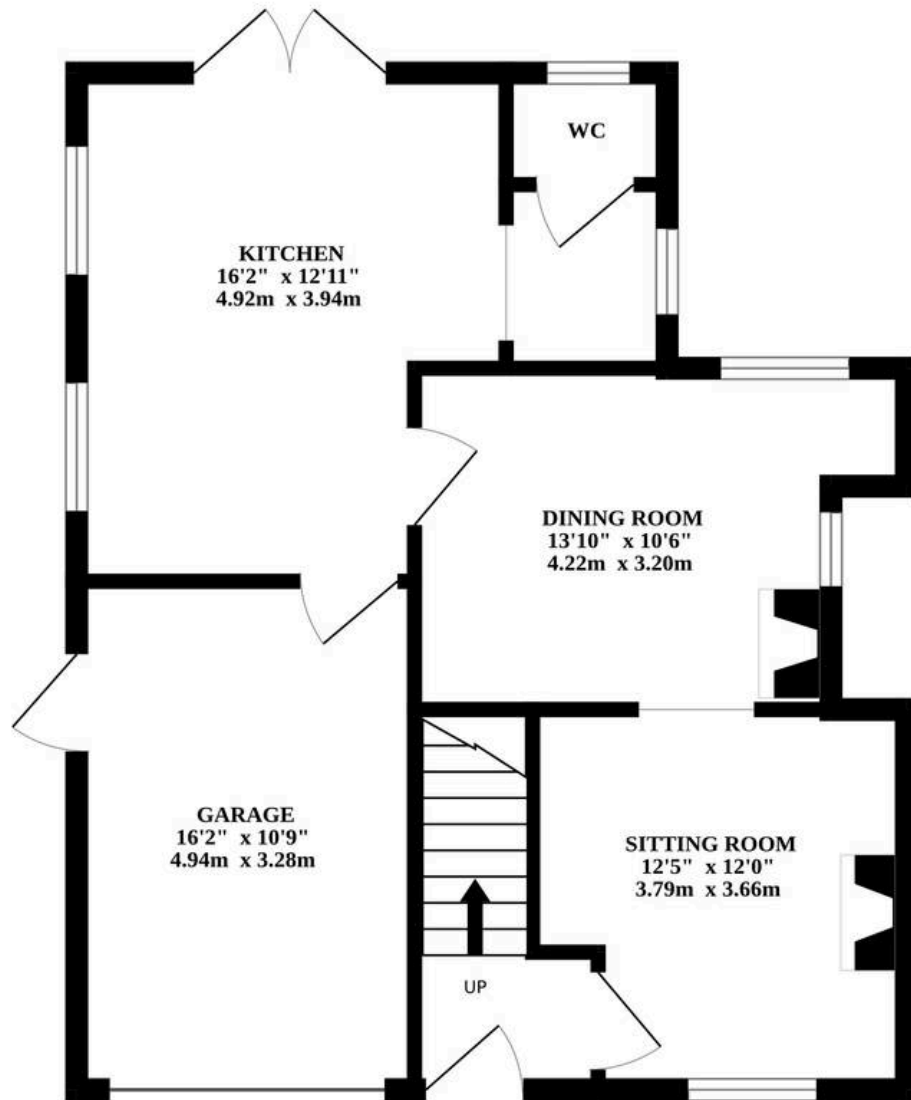
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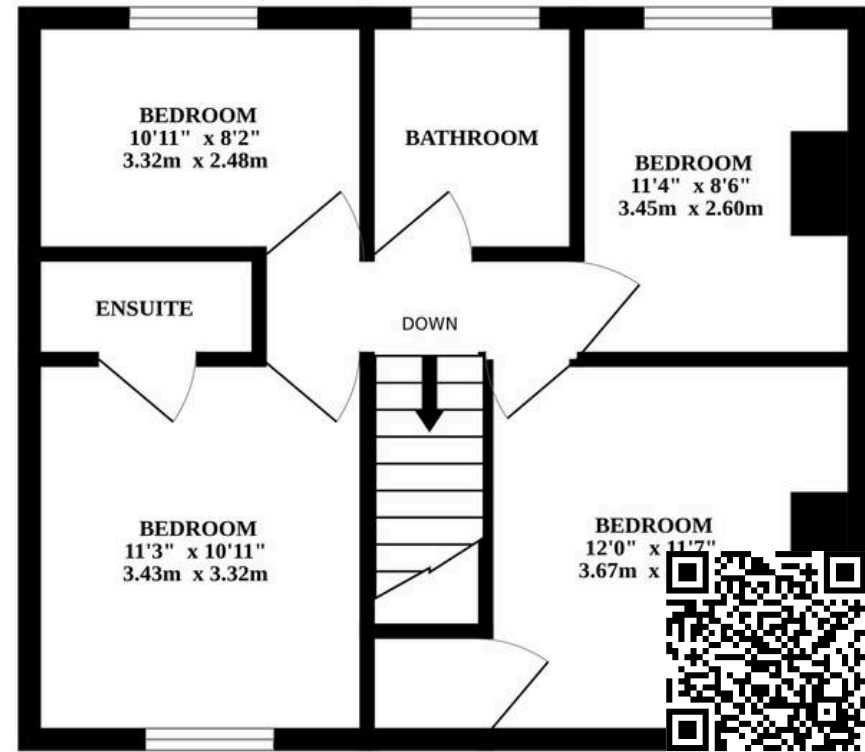
- Semi-detached residence - Comfortable and contemporary design
- Undisturbed open field views at the rear
- Beautiful family home with spacious and versatile accommodation
- Comfortable sitting room with wood burner
- Dining room to encourage family gatherings
- Well-equipped kitchen - Modern fixtures and fittings
- Four bedrooms, one en-suite & a modern family bathroom
- Extensive and well-maintained garden - Fully enclosed for privacy
- Driveway providing off-road parking & a garage
- In close proximity to all local amenities and natural surroundings



GROUND FLOOR



1ST 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.