



40 Yaxham Road, Dereham

£335,000



# 40 Yaxham Road

## Dereham

Brimming with potential for a small or large project, this property offers the opportunity to extend (subject to planning permission) with expansive front and rear gardens. Upon entering, you're welcomed by an open-plan living/dining area, perfect for arranging furniture to suit your needs. The well-appointed kitchen with adjoining sunroom provides a versatile space and a conveniently located three-piece bathroom and separate WC. Three generously sized bedrooms offer ample space for rest and relaxation. Outside, mature gardens featuring charming patios, secluded shrub spots, and space for a summer house create a captivating outdoor area. A double garage and plentiful off-road parking provide additional convenience and security.

### THE LOCATION

Within walking distance to the town centre, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.







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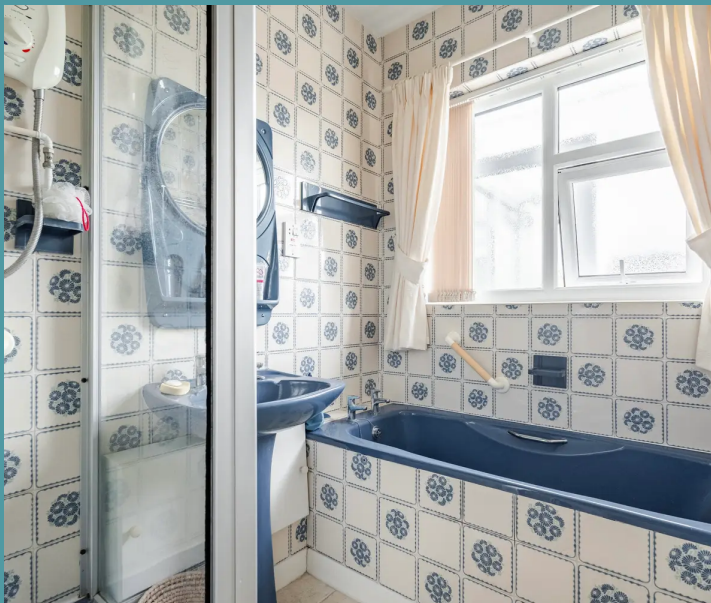
Dereham

### YAXHAM ROAD

Upon entering, you are greeted by an open-plan sitting/dining room, providing a generous expanse for arranging your preferred furnishings to suit your lifestyle. The well-appointed kitchen, complete with an adjoining sunroom, offers a versatile space that could easily serve as a potential utility space.

Conveniently situated nearby is the three-piece bathroom, accompanied by a separate WC, ensuring practicality and ease of use for residents and visitors alike. The three generously sized double bedrooms are thoughtfully designed to cater to your everyday needs, offering ample space to create your private space for rest.

For those with a vision for expansion, this property presents a rare opportunity to extend (subject to obtaining planning permission) with both expansive front and rear gardens providing a canvas for your dream extension plans.





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The mature gardens boast a charming mix of lawn, inviting patio areas, and secluded shrub spots, complemented by designated space for a summer house. In addition to the captivating outdoor space, this property features a double garage and plentiful off-road parking, ensuring both convenience and security for vehicles and storage needs.

### AGENTS NOTE

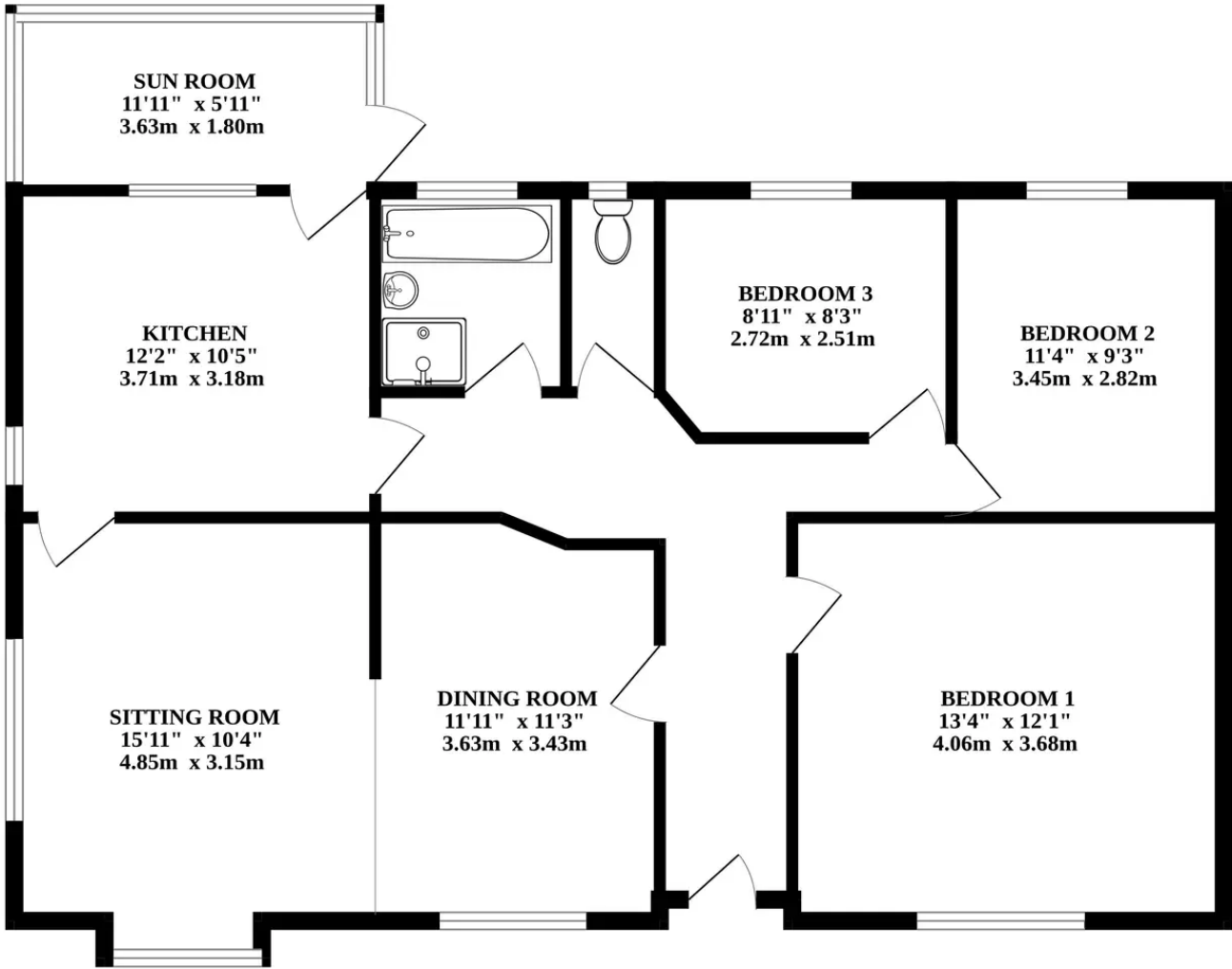
We understand this property will be sold freehold, connected to all mains services.

Council Tax Band - C





# 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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