

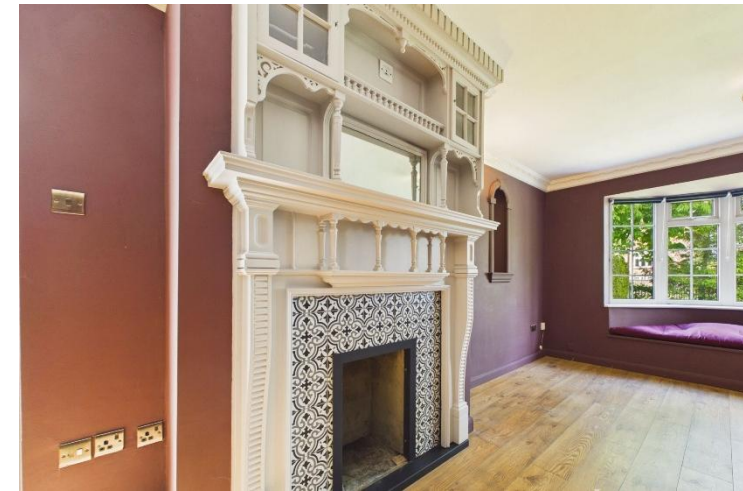
**Norwich Road, Yaxham, Dereham,  
NR19 1QZ**

Offered with no onward chain this superb property has a lot to offer! With flexible accommodation, the property is suited for multi-generational living or can be a large five bedroom family home, with three double bedrooms to the main house and two further bedrooms to the annexe.

Viewing recommended!

**Price £800,000 Freehold**





Situated in the mid-Norfolk village of Yaxham three miles from East Dereham, Longsons are delighted to bring to the market this superb five bedroom house. The property has flexible accommodation and would be ideal for multi-generational living or equally for a large family with scope for on-site offices (STPP). This imposing property spans approximately 0.7 acres (STMS) and is approached via a sweeping driveway with ample lawned gardens to front, and an adjacent electric gate that leads to the courtyard and secure parking. There is also an open car port which leads to the rear garden and an attached double garage.

The living accommodation includes two reception rooms, kitchen, conservatory, cloakroom, three bedrooms and bathroom and the annexe includes two bedrooms, living room, kitchen and shower room. With oil central heating and UPVC double glazing this property is a must see!

Briefly the property offers entrance hall, lounge, conservatory, dining room, kitchen, rear lobby, boiler room, cloakroom, three first floor double bedrooms, bathroom. ANNEXE includes hallway, shower room, kitchen, living room, two double bedrooms. With garage, carport, ample off-road parking, gardens, oil central heating and UPVC double glazing, situated on 0.7 acres (STMS)

**YAXHAM**  
The village of Yaxham is situated in mid-Norfolk, about 3 miles from Dereham and its wealth of amenities and close to main commuter routes, in particular the A47, linking Norwich with King's Lynn, with easy access across to Wymondham. Here is an excellent opportunity to live tucked away in a rural position yet within easy reach of the city of Norwich.





**Entrance Hall**

UPVC double glazed entrance door and glazed side panels to front, under stair storage space, built-in storage cupboard, two radiators.

**Lounge**

**22'4" (6.81m) x 12'8" (3.86m)**

Feature fireplace with ornate wooden surround, UPVC double glazed bay window to front, two radiators, UPVC double glazed door leading to conservatory.

**Conservatory**

**11'9" (3.58m) x 9'4" (2.84m)**

UPVC conservatory with French door to rear, ceiling fan.

**Dining Room**

**13'1" (3.99m) x 12'8" (3.86m)**

UPVC double glazed bay window to front, radiator.

**Kitchen**

**12'4" (3.76m) x 9'10" (3m)**

Range of fitted units to walls and floor, worksurface over, stainless steel sink and drainer with mixer tap, space for Range style cooker with hood over, integrated dishwasher, space for upright fridge/freezer, tiled splashback, UPVC double glazed window to rear, radiator.

**Cloakroom**

Hand wash basin with tiled splashback, WC, obscure glass UPVC double glazed window to side.

**Rear Lobby**

**23'10" (7.26m) x 8'9" (2.67m) Max**

Two built-in storage cupboards one with shelving and one housing the floor standing oil fired central heating boiler and hot water pressurised system, built-in coat stand with cupboards

under, tiles to floor, UPVC double glazed window to both sides, UPVC door leading to rear garden, radiator.

**Stairs and Landing**

UPVC double glazed window to front, radiator.

**Bedroom One**

**12'5" (3.78m) x 10'1" (3.07m)**

Fitted wardrobes, two UPVC double glazed windows to front, radiator.

**Bedroom Two**

**12'0" (3.66m) x 10'7" (3.23m)**

Built-in wardrobes, UPVC double glazed window to side, radiator.

**Bedroom Three**

**12'6" (3.81m) x 9'8" (2.95m)**

Two UPVC double glazed windows to front, radiator.





**Agent's Notes**

EPC rating E43 (Full copy available on request)  
 Council tax band E (Own enquiries should be made via Breckland District Council)

- Substantial Detached Home
- Total of Five Double Bedrooms
- Flexible Multi-Generational Living
- Energy Efficiency Rating E43
- Secure Off-Road Parking, Garage and Carport
- Oil Central Heating and UPVC Double glazing
- Large Gardens 0.7acres(stms)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

**Bathroom**

Double shower cubicle, double ended bath with central taps, hand wash basin, WC, two obscure glass UPVC double glazed windows to rear, heated towel radiator and radiator.

**Cloakroom**

Hand wash basin with tiled splashback, WC, obscured glass UPVC double glazed window to rear, radiator.

**ANNEXE**

**Hallway**

Two storage cupboards, obscure glass UPVC double glazed door and glazed panel to side.

**Shower Room**

Shower cubicle with massage jets, hand wash basin set within cabinet, WC, obscure glass UPVC double glazed window to side, towel radiator.

**Kitchen**

**8'10" (2.69m) x 8'7" (2.62m)**  
 Range of fitted units to walls and floor, stainless steel sink unit with mixer tap, tiled splashback, space for tumble dryer and washing machine, UPVC double glazed window to side, radiator.

**Living Room**

**16'1" (4.9m) x 12'5" (3.78m)**  
 Wood burner, UPVC patio door leading to garden,

**Inner Hall**

**Bedroom One**

**12'4" (3.76m) x 9'9" (2.97m)**  
 Built-in over bed storage, UPVC double glazed window to rear, radiator.

**Bedroom Two**

**9'10" (3m) x 9'10" (3m)**  
 UPVC double glazed window to rear, radiator.

**Outside Front**

Driveway leading to garage and carport providing ample off-road parking, path to covered front door, area laid to lawn, hedge, trees and shrubs to beds and borders, gated access to rear.

**Double Garage**

**18'1" (5.51m) x 16'9" (5.11m)**  
 Electric up and over door to front, two UPVC double glazed windows to rear, door leading to garden.

**Car Port**

**18'7" (5.66m) x 17'3" (5.26m)**

**Rear Garden**

Mainly laid to lawn with shrubs and trees to beds and borders, footpath providing access to annexe, patio seating area, hedge and wooden fence to perimeter.

