

SOWERBYS

Norfolk Property Specialists



Tregon

Clint Green, Norwich Road, Yaxham, Dereham, NR19 1AB

Guide Price £375,000 - £400,000



Viewing by appointment with our
Dereham Office 01362 693591 or dereham@sowerbys.com



TREGON

This deceptively spacious detached family home is well positioned on an elevated plot, with enclosed and secluded southerly facing gardens. The property offers versatile living accommodation which extends to approximately 1,688 sq. ft. and is situated in Clint Green, within the popular village of Yaxham.

Entering this beautiful home, it is apparent that it has been well loved by the existing owners during many happy years in residence. You will discover a good standard of finish, with the property offering a flexible living space which could be configured in many ways to suit individual requirements. The accommodation comprises; two good-sized reception rooms including a 23'9" living room with beautiful, exposed timber flooring and double doors opening out onto the south facing rear garden. In addition, there is a 20'2" conservatory and a downstairs shower room including a household water softener. The high quality fitted kitchen enjoys a range of appliances to include a Neff double oven and a gas hob, with a good degree of clever built-in storage. The kitchen is open-plan through an archway into the dining/family/sitting room, providing space for a dining table or a potential second reception room to suit modern family living needs. Moving upstairs, there are four good-sized bedrooms apportioned around the landing which provides enough space for a study area and there is a recently refitted family bathroom.

Outside, there is an extensive shingle driveway offering ample off-road parking, access to the garage and a personal side gate into the rear garden. The garden enjoys an excellent south facing aspect and has been lovingly maintained. The garden includes a patio area with a manicured lawn, planted flowerbeds containing mature shrubs and small trees and a stand-out bespoke summer house commissioned by Crane Garden Buildings which is insulated and with light and power. In addition, to the rear of the garden is a timber framed outdoor kitchen with its own authentic wood burning pizza oven providing a great place for the family to enjoy, together with a patio dining area.



KEY FEATURES

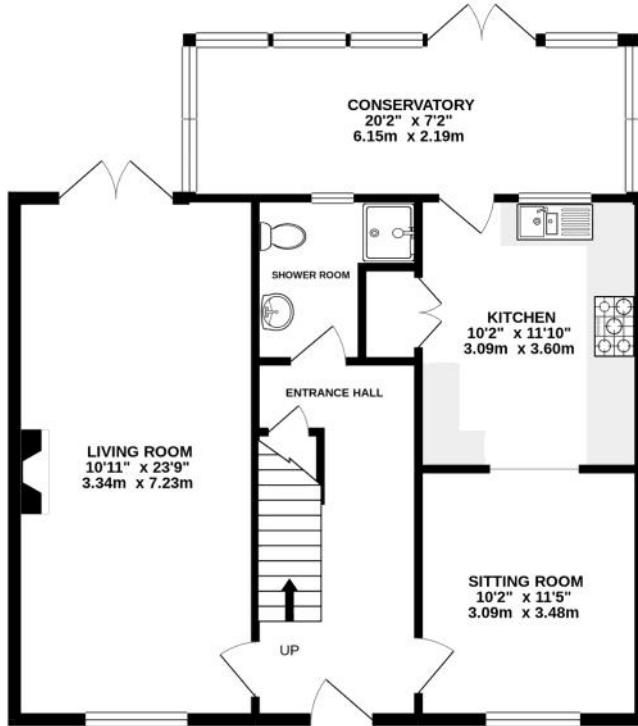
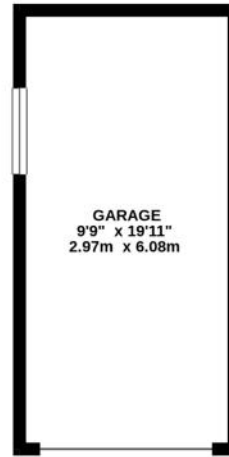
- Well Presented Detached Family Home
- Sought After Village Location
- Four Double Bedrooms
- Open-Plan Kitchen/Dining/Family Room
- Lounge with Wood-Burning Stove
- Large Conservatory
- South/Westerly Facing Rear Gardens
- Garage and Ample Off-Road Parking
- Bespoke Summer House
- Timber Framed Outdoor Kitchen/BBQ Area/Pizza Oven



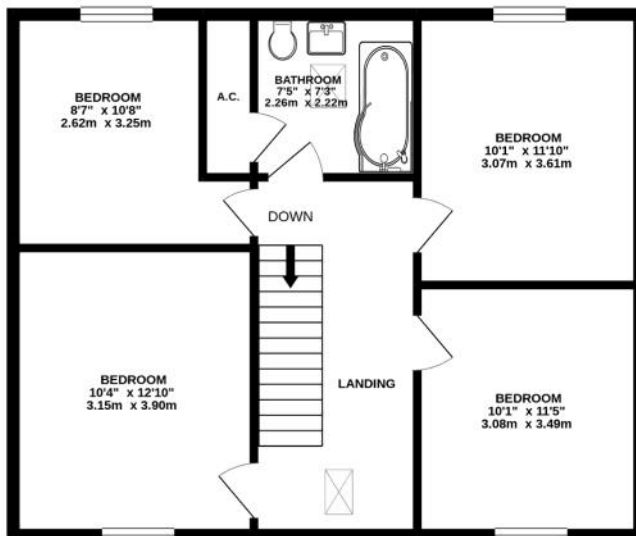




GROUND FLOOR
1011 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 sq.m.) approx.

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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YAXHAM

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. Modern shops merge comfortably into a heritage dating back to the 10th century. Free parking allows you time to stroll around seeking out the restaurants and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

SERVICES CONNECTED

Mains electricity, water and drainage and oil fired central heating with new Worcester Bosch boiler and unvented pressurised hot water tank. Telephone and ultra fast broadband connected.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0024-2858-7831-9794-7395

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

The property benefits from the installation of solar panels, generating around £400 annual FIT payments

DIRECTIONS

Leave Dereham on the B1135 signposted towards Yaxham. On arriving in Yaxham, continue on the road through the main village for approximately one mile, passing Yaxham Mill on the right-hand side. After arriving in Clint Green, continue on Norwich Road and the property can be found on the right-hand side, just after Peters Way.

Viewing by appointment with our Dereham Office:
Canterbury House, 20 Market Place, Dereham, Norfolk, NR19 2AX
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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.

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