

SOWERBYS

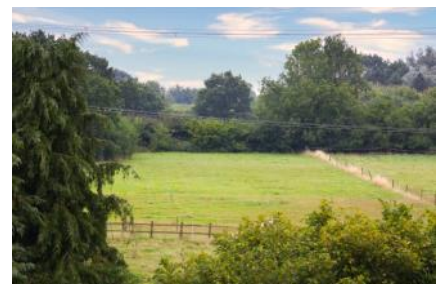
Norfolk Property Specialists



Flat 13

The Old Granary, Station Road, Yaxham, Norfolk, NR19 1RD

Offers In Excess Of £195,000 No Onward Chain



Viewing by appointment with our

Dereham Office 01362 693591 or dereham@sowerbys.com



FLAT 13

This spacious penthouse apartment is part of The Old Granary, positioned within the popular semi-rural village of Yaxham in the heart of Norfolk. Approached along Station Road and located next to the Mid Norfolk Railway (MNR) line and station. The MNR is well known for its unique steam train events, typically in the height of the summer and for seasonal holidays.

The property is offered with no onward chain and enjoys panoramic views across countryside and the former mid Norfolk railway line. Accessed via a well-maintained communal entrance hallway and positioned on the top floor, the apartment benefits from intercom access. The internal space extends to 1,112 Sq. Ft. with well proportioned accommodation and includes a private enclosed balcony.

The living space includes a generous 31ft8 open plan reception room, which incorporates a kitchen, living and dining space. The kitchen offers a range of modern fitted base and wall units and is complemented by rolled edge worksurfaces. Furthermore, there is space for appliances and a built-in electric oven with an overhead extractor and ceramic hobs. The two spacious double bedrooms are both accessed from the hallway and share the generous 18ft bathroom, which benefits from a large airing cupboard. The property has double glazing installed throughout and is heated by electric heating.

OUTSIDE

The property sits on a spacious site mainly gravelled with an allocated parking space, visitor parking, bike sheds and bin area.



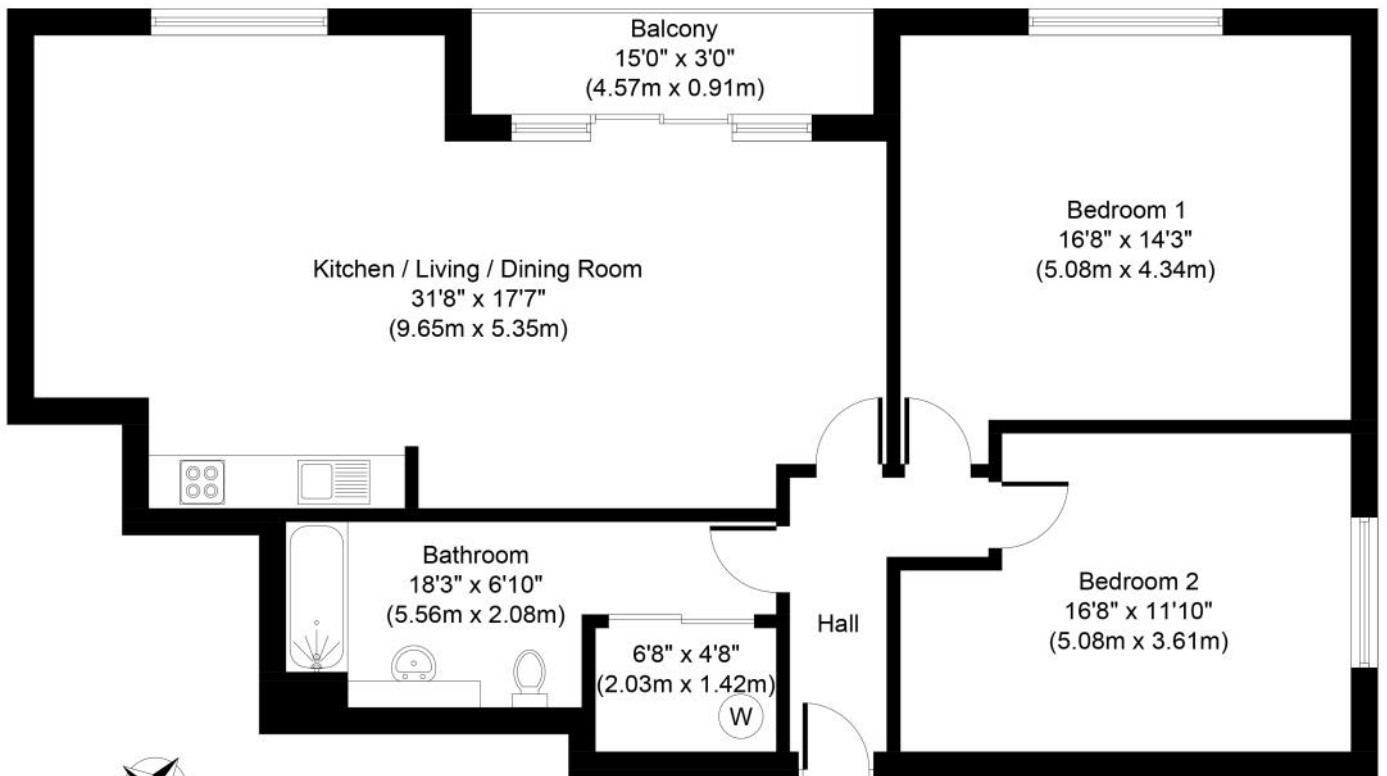
KEY FEATURES

- Penthouse Apartment Within a Converted Granary
- Located Within the Charming Village of Yaxham
- Panoramic Views Across the Countryside and the Former Mid Norfolk Railway Line
- Accommodation Extends to 1,112 Sq. Ft.
- Generous 31Ft Open Plan Living Space and Enclosed Private Balcony
- Two Double Bedrooms
- Spacious 18Ft Bathroom with a Large Airing Cupboard
- Allocated Parking
- No Onward Chain









Ground Floor
Approximate Floor Area
1112 Sq. ft.
(103.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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 penthouse occupies an exclusive gated cul-de-sac location, which is both quiet and sought after. Dereham and about two miles from the nearest Tesco supermarket. The village provides local amenities including an Indian restaurant at the landmark Yaxham Mill, Yaxham Waters farm shop and tea room, and a primary school. Further amenities can be found at the nearby town of Dereham. Modern shops merge comfortably into a heritage dating back to the 10th century when Withburga, daughter of a Saxon king, established a religious community in the deer park, which gave the town its name. 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. Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town and has an international airport and a mainline rail link to Liverpool Street, London, being approximately 1 hour and 50 minutes away. Downham Market approximately 40 minutes' drive away, provides mainline rail link to Cambridge and King's Cross/St Pancras, London.

SERVICES CONNECTED

Mains water, electricity, drainage and electric heating. Telephone and broadband connected.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0818-3047-7276-7000-3250

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

Please note that this property is leasehold with 106 years remaining. The ground rent is £250 per annum, service charge £2,063 per annum (£173 per calendar month). The buildings insurance is paid via the service charge.

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