



THE STORY OF

3 Andrews Way

Yaxham, Norfolk

SOWERBYS



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3 Andrews Way

Yaxham, Norfolk,
NR19 1TF



Well-Presented Detached Bungalow, with No Onward Chain

Three Bedrooms, En-Suite and Family Bathroom

Cul-De-Sac Location with Paddock Views

Modern Open-Plan Kitchen Dining
Room and Separate Utility Area

17ft Garage and Off Road Parking



Backing onto neighbouring farmland, 3 Andrews Way is perfect for those looking for a semi-rural property, with the convenience of an array of different amenities in the nearby historic market town of Dereham.

Andrews Way is an exclusive development of bungalows, 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 well-presented, detached bungalow enjoys a private cul-de-sac location, along with paddock and countryside views to the rear aspect.

Gather as a family and relax in the spacious sitting room, whilst enjoying the delightful garden views through the french doors. The modern kitchen/dining room is prime for entertaining, with plenty of space to socialise with guests before sitting down for a meal. The traditional Belfast sink and integrated appliances are excellent finishing touches to this beautifully appointed kitchen.

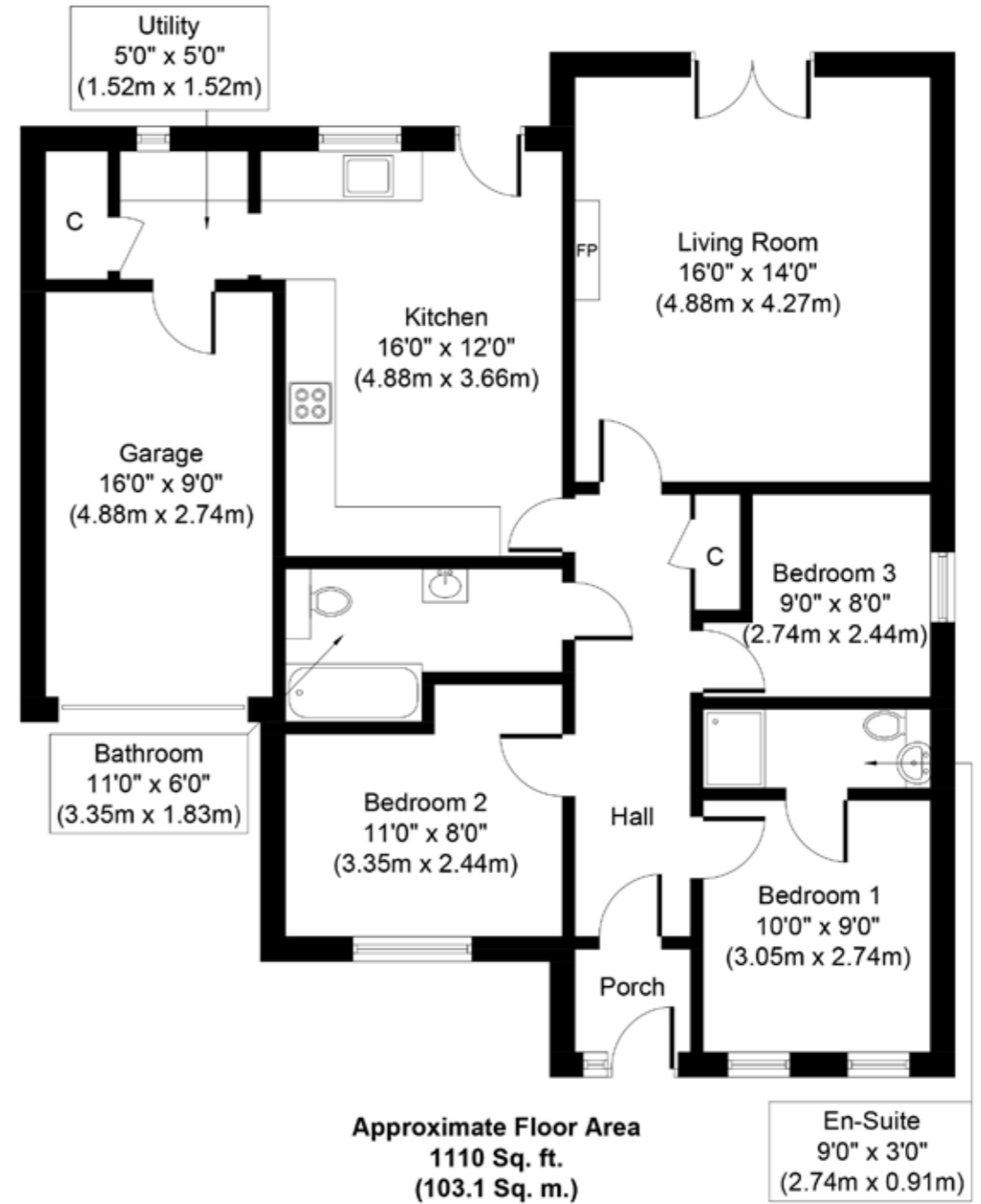
Whilst the principal bedroom enjoys its own en-suite, the remaining two bedrooms are well-served by the family bathroom. For those that work from home, or perhaps want a quiet space within the home to retreat to, the third bedroom would also make for an ideal study or snug.

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To the rear, host barbecues in the summer on the substantial patio area and relish in the beautiful paddock views. The post and rail fencing along the rear boundary enhance the picturesque outlook, whilst still enjoying a good degree of privacy.

Well-presented throughout and offered for sale with no onward chain, 3 Andrews Way is ready for the next custodian to make their memories here.



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.



ALL THE REASONS

Yaxham

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended

with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.



Note from Sowerbys



3 Andrews Way

“The property enjoys a private cul-de-sac location, along with paddock and countryside views to the rear”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Underfloor heating via air source heat pump.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2162-7159-1463-2318-9115

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.

TENURE

Freehold.

LOCATION

What3words: ///camcorder.greed.panning

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