



THE STORY OF

6 Fieldings Drive

Yaxham, Norfolk

SOWERBYS

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Yaxham, Norfolk
NR19 1FR

Impressive Three-Storey Family Home

Generous Accommodation Extending
to Approximately 2,400 Sq. Ft.

Stylishly Presented with Exquisite Finishes Throughout

Spacious 30ft Kitchen/Dining Room,
Perfect for Family Gatherings

Cosy 22ft Sitting Room, Study, and
Additional Snug for Relaxation

Five Double Bedrooms, Including
Two with En-Suite Facilities

Luxurious Family Bathroom

Well-Maintained, Private Gardens

Energy-Efficient Air Source Heat Pump and
Underfloor Heating to Ground Floor

Attached Garage and Ample Off Road Parking

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“Three words to describe our home would be ‘welcoming, warm and spacious’.”

An impressive, three-storey family home, situated within a desirable development in the popular village of Yaxham. This exceptional property offers a generous internal floor area of approximately 2,400 sq. ft., providing an idyllic setting for comfortable family living. The stylishly presented interior boasts exquisite finishes, while the well-maintained and private gardens are the perfect backdrop for creating lasting memories.

Step inside the spacious reception hall, where you'll be greeted by a sense of grandeur. The heart of the home is a striking 30ft kitchen/dining room, where culinary adventures unfold and family gatherings are celebrated. Share laughter and create cherished moments in the spacious sitting room, whilst versatile study space adds to the home's functionality, catering to the evolving needs of a modern family. The utility room and cloakroom provide practicality and convenience.





Upstairs, five double bedrooms await, spread across two floors, offering ample space for family members to unwind and recharge. Two bedrooms feature en-suite facilities, providing privacy and comfort. The luxurious family bathroom becomes a soothing sanctuary after a busy day. The snug offers a cosy haven for relaxation or indulging in a favourite book.

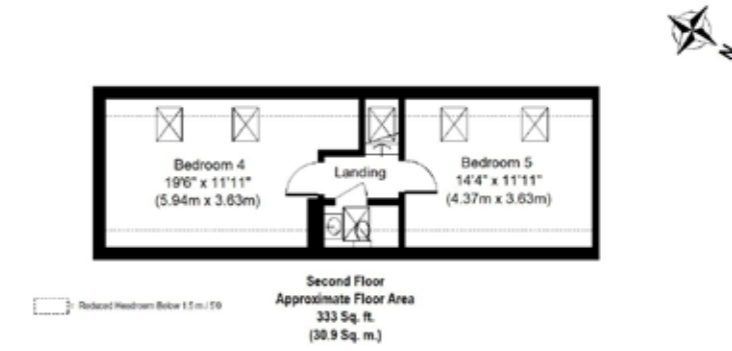


“Moving here gave us the space we needed for our children.”



The spacious gardens offer endless opportunities for outdoor play, gardening, or hosting summer barbecues. Experience the freedom of a large, well-maintained garden, which allows friends and family to come together and create memories.

“The garden is a lovely, relaxing spot to sit in. We love watching the birds with the subtle sound of steam trains in the distance.”



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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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 deer 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 the Vendor



The garden at 6 Fieldings Drive.

“It’s a private location within a quiet village, and there are lots of lovely walks nearby, especially for dog walking.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump, with underfloor heating to the ground floor.

There is also a water softener, and an electric car charging point installed.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 8356-7039-4150-0298-9926

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: ///salt.crossword.pinch

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SOWERBYS



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