



THE STORY OF

Shiralee

Yaxham, Norfolk

SOWERBYS

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Shiralee

Yaxham, Norfolk
NR19 1AB



Three Bedroom Bungalow with a Split Layout

Inviting Sleeping Quarters

Spacious Living Area

Sunroom with an Abundance of Light

Well-Appointed Kitchen with Modern Appliances

Utility Room

Generous Garden at the Rear

Breathtaking Countryside Views Surrounding the Property



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“... basking in natural sunlight”

Introducing a remarkable three bedroom bungalow, hitting the market for the first time. This exceptional property was thoughtfully designed and built by the current owner, showcasing a clever split layout that separates the sleeping and living areas.

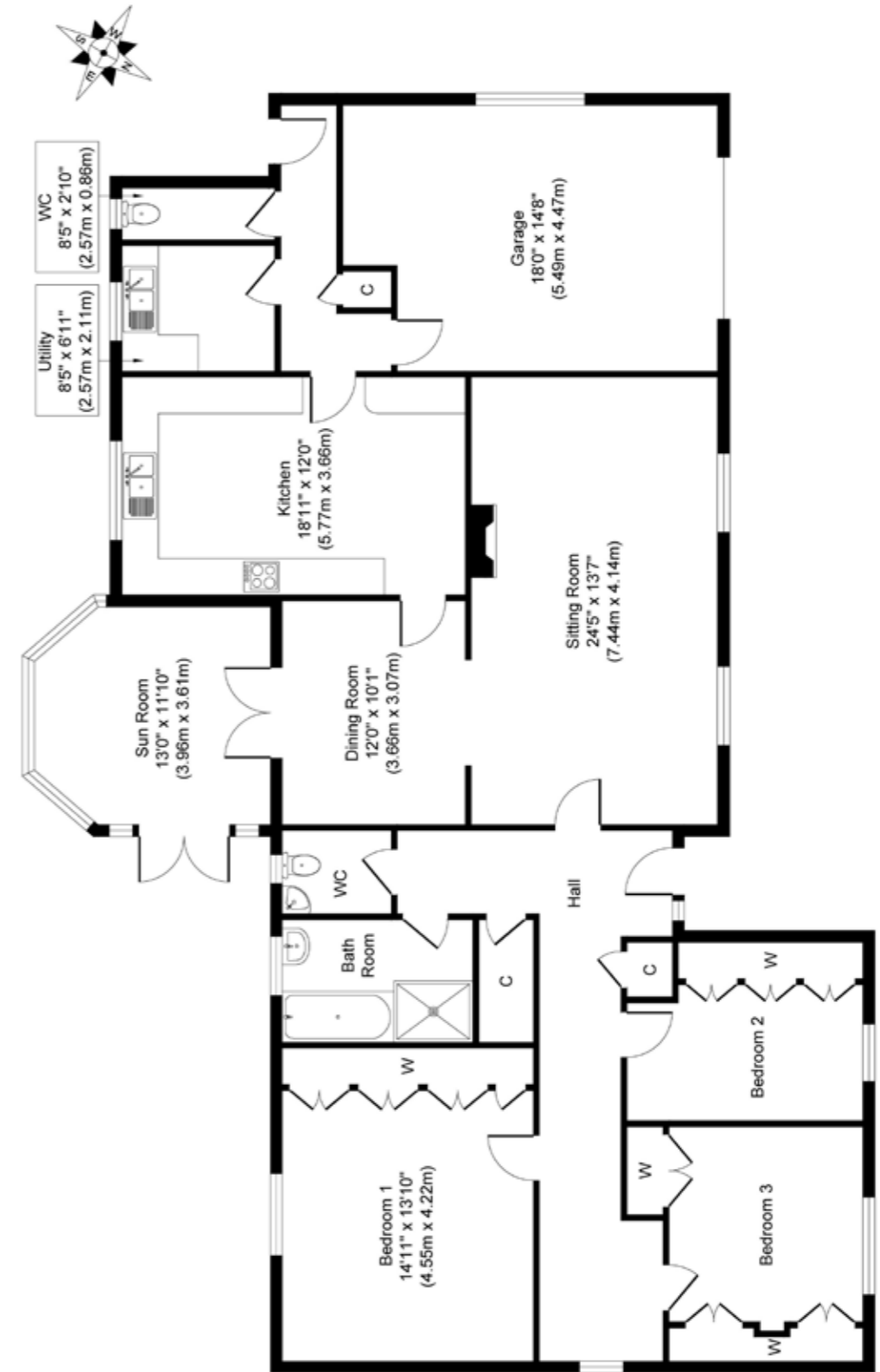
Step inside to discover the inviting sleeping quarters on the left, offering peace and tranquillity. The well-designed layout ensures a restful retreat, providing privacy and comfort for a good night's sleep.

On the right side of the bungalow, you will feel the spaciousness and

versatility of the living area. A large and inviting sitting room sets the stage for relaxation, seamlessly flowing into the dining room and sunroom. Basking in natural sunlight from the south-facing orientation, this open and airy space creates the perfect setting for entertaining friends and family or simply enjoying quality time together.

The heart of the home is the well appointed kitchen, where culinary delights await. With ample counter space and modern appliances, meal preparation becomes a pleasure. The adjacent utility room adds convenience and organisation to daily tasks.





Approximate Floor Area
2188 sq. ft
(203.27 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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As you venture to the rear, be greeted by a generous garden that invites outdoor enjoyment. Whether it's hosting barbecues, gardening, or simply unwinding in the fresh air, this tranquil space offers endless possibilities. Take in the breathtaking countryside views that surround the property, creating a serene and picturesque backdrop that adds a touch of natural beauty to everyday life.

“Surrounded by luscious yellow fields”





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.



Drone photograph showing the wheat field in the background



SERVICES CONNECTED

Water, electricity, drainage, oil fired central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY RATING

D. Ref: 7508-3027-3206-8327-9204

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: ///televise.roadshow.gifted

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