



2 Stone Cottages Norwich Road, Yaxham

In Excess of £180,000

2 Stone Cottages Norwich Road

Yaxham, Dereham

Step into this two-bedroom property in Yaxham, accessed through an inviting entrance hallway that leads to all ground floor rooms. The thoughtfully designed kitchen offers a good size with ample cupboard space, complemented by a convenient utility area. The spacious living room provides flexibility for furniture arrangements, and integrated stairs lead to two well-proportioned bedrooms on the upper floor. The property features a low-maintenance rear garden, perfect for outdoor enjoyment, and offers the added convenience of off-road parking. Ideal for those seeking comfort, practicality and ease in a quiet location with access to nearby amenities in Dereham and convenient routes like the A47.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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LOCATION

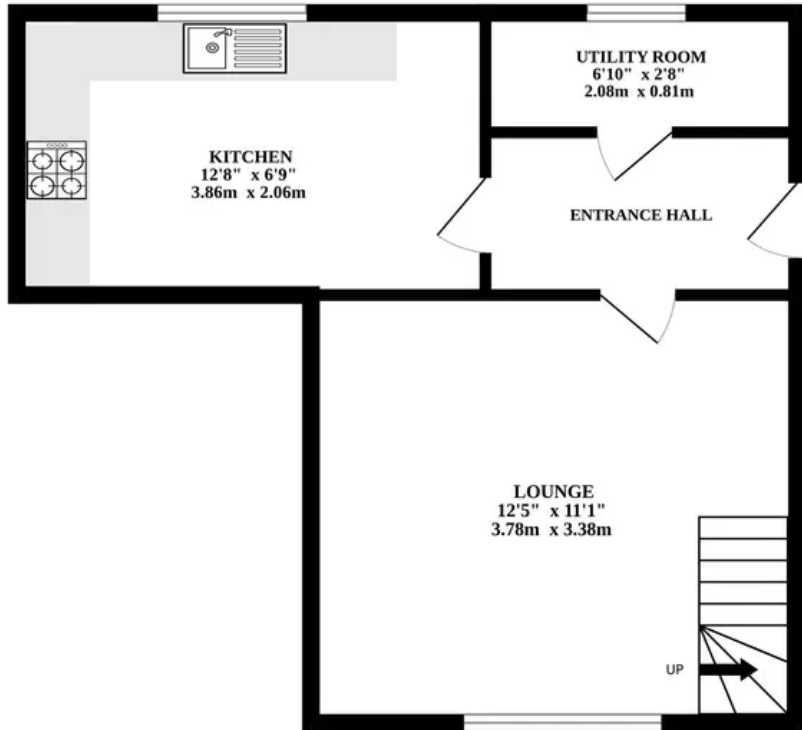
Nestled in the ideal and quiet location of Stone Cottages on Norwich Road, this property offers the perfect blend of tranquility and convenience. Situated in close proximity to amenities in Dereham, residents can enjoy easy access to local shops, schools, and services. The property's great location is further enhanced by excellent school catchment options and convenient access to the A47, providing seamless connectivity to nearby towns and cities.

THE PROPERTY

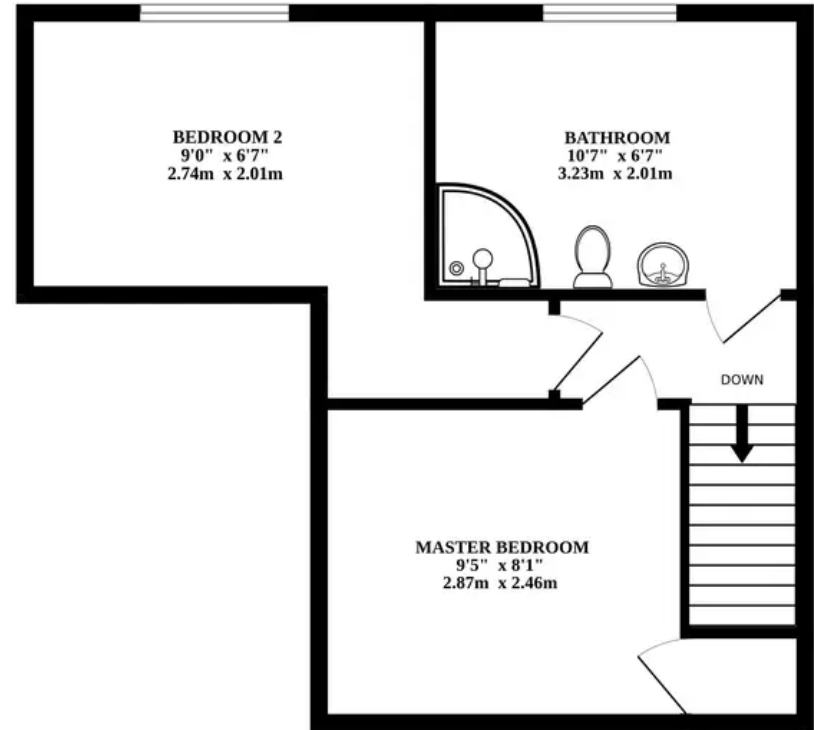
Welcome to this charming two-bedroom property, accessed through the entrance hallway that leads to all ground floor rooms. The kitchen is thoughtfully designed, offering a good size with ample cupboard space for storage and practicality.



GROUND FLOOR



1ST FLOOR



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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