



42b Yaxham Road, Dereham

Guide Price £300,000 - £325,000

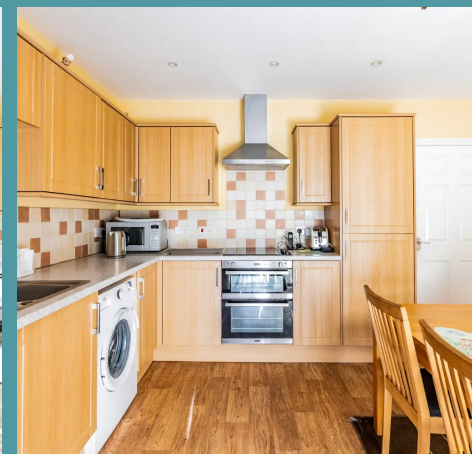
# 42b Yaxham Road

Dereham, Dereham

GUIDE PRICE £300,000 - £325,000 This property impresses with three spacious bedrooms, ideal for families or hosting guests, with the master bedroom boasting its own ensuite. The welcoming living room offers a cosy retreat, complemented by plush carpeting, while the wooden-themed kitchen with ample dining space seamlessly connects to the spacious rear garden through French doors. The outdoor area features a well-maintained lawn and patio, complemented by off-road parking on a driveway and a convenient single garage, providing both convenience and versatility for residents.

## LOCATION

Within walking distance to the town centre, this property is in a great location within Dereham. There are supermarkets and a pub close by, as well as having more amenities within the town centre, including more shops, pharmacies, doctor's surgery, dentists, cinema, bowling alley and leisure centre, as well as pubs and restaurants, and schools for all ages. There is easy access to the A47, and is on the edge of the town giving it a quieter feel whilst having amenities on your doorstep.





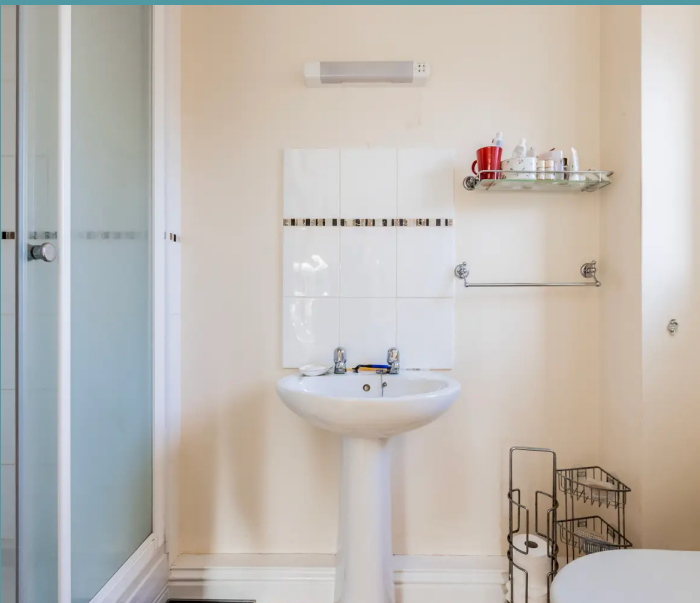
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### THE PROPERTY

Upon entering the property, you are greeted by three great-sized bedrooms, providing ample space for a growing family or those seeking additional room for guests. The master bedroom is conveniently equipped with an ensuite bathroom, while a family bathroom services the remaining bedrooms.

The cosy living room welcomes you with plush carpeting underfoot, creating a warm and inviting atmosphere. With generous space for your furnishings, this room is perfect for relaxation and quality time with loved ones. The wooden-themed kitchen provides both functionality and style. Boasting ample space for a dining table, this area is ideal for family meals or entertaining guests. French doors lead from the kitchen to the rear, seamlessly connecting the indoors with the great-sized garden beyond.



- THREE GREAT SIZED BEDROOMS



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Speaking of the garden, this property offers a generous outdoor space, perfect for recreational activities and gardening. The garden features a well-maintained lawn and patio, creating an idyllic setting for outdoor enjoyment. In addition to the garden, the property also benefits from off-road parking on a driveway, ensuring convenience for multiple vehicles. A single garage provides additional storage space and potential for a home workshop.

### AGENTS NOTE

We understand this property will be sold freehold connected to mains water, electricity and drainage.

Oil central heating

Council tax band - C



# GROUND FLOOR

