



16 Norwich Road, Yaxham

In Excess of £250,000

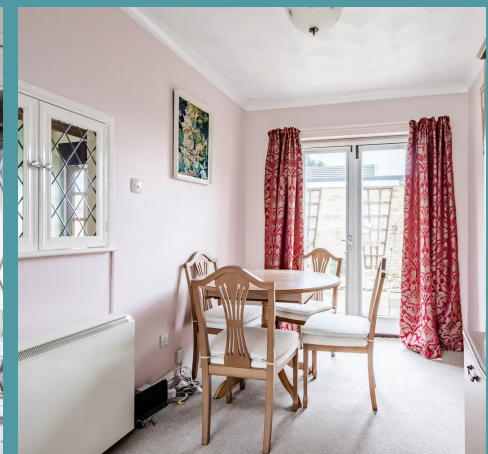
# 16 Norwich Road

Yaxham, Dereham

Upon entering this spacious home, residents are greeted by a generously sized entrance hall leading to a bright and welcoming living room/dining area flooded with natural light. The well-equipped kitchen offers convenience with access to the rear of the property, while the bathroom with a separate WC ensures residents' needs are met with ease. Outside, the property features a great-sized garden plot with well-maintained lawn and patio areas, alongside access to a garage for convenient storage and off-road parking for residents and visitors, adding to the overall functionality and appeal of the home.

## THE LOCATION

Yaxham, a charming village just two miles from Dereham, offers a Primary School and the popular Yaxham Waters Holiday Park. Dereham, located 16 miles from Norwich, features a modern shopping center, schools, hotels, and leisure activities such as the Dereham Leisure Centre and a golf club. Regular bus services connect the area, including a convenient route to Norwich City center. Enjoy a peaceful village setting with easy access to amenities and nearby city attractions.





## 16 Norwich Road

Yaxham, Dereham

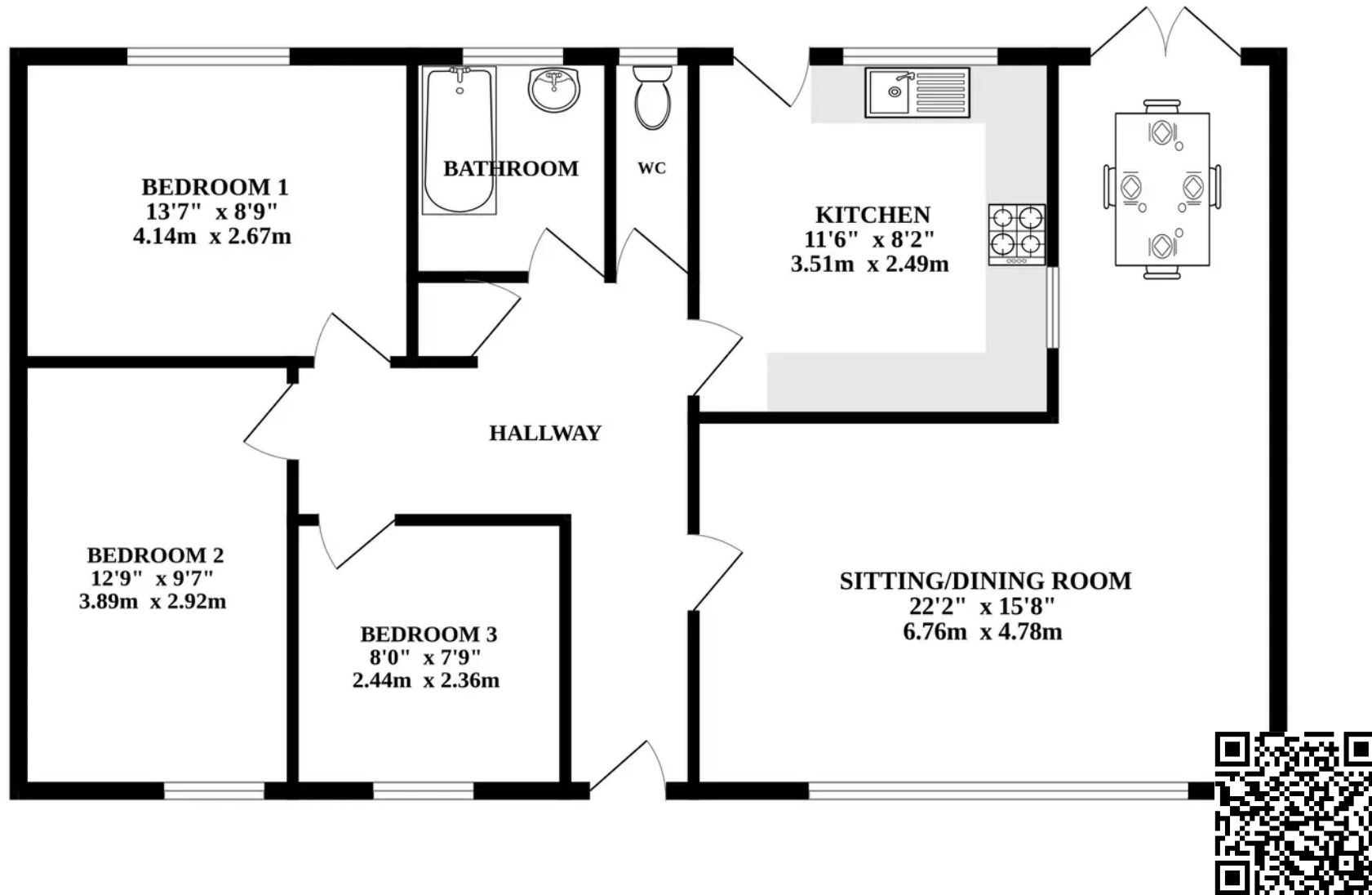
### THE PROPERTY

Upon entering, you are greeted by a generously sized entrance hall, providing access to all rooms within the home. The expansive living room/dining area, which offers ample space for both relaxing and entertaining. Large windows flood the room with natural light, creating a bright and welcoming ambience. The well-equipped kitchen featuring plenty of room for appliances and a convenient door leading to the rear of the property.

The bathroom, complete with a separate WC, ensures that the needs of the residents are met with convenience. The property further benefits from two double bedrooms, each offering a retreat for rest. A third versatile room provides flexibility for various living arrangements, be it a home office, guest bedroom, or playroom.



# GROUND 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.  
Made with Metropix ©2024

## 16 Norwich Road

Yaxham, Dereham

Outside, the property boasts a great sized garden plot, perfect for enjoying the outdoors in privacy. The garden features a well-maintained lawn and patio areas, providing the ideal setting for dining or simply unwinding. Additionally, there is access to a garage for convenient storage of vehicles or belongings, further enhancing the functionality of the property. For added convenience, off-road parking is available, ensuring that residents and visitors alike can park with ease.

### AGENTS NOTE

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

Night Storage Heaters

Council Tax Band - C

