



Bramblings Brakefield Green, Yaxham

In Excess of £350,000

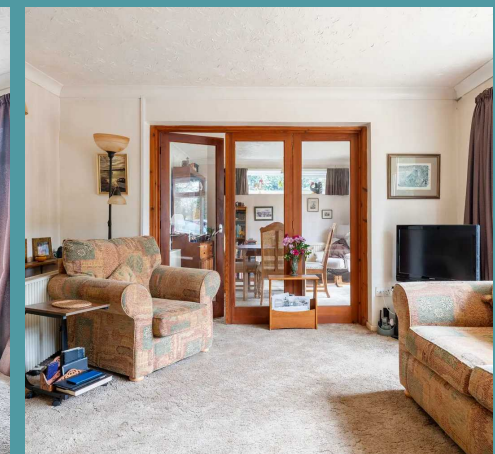
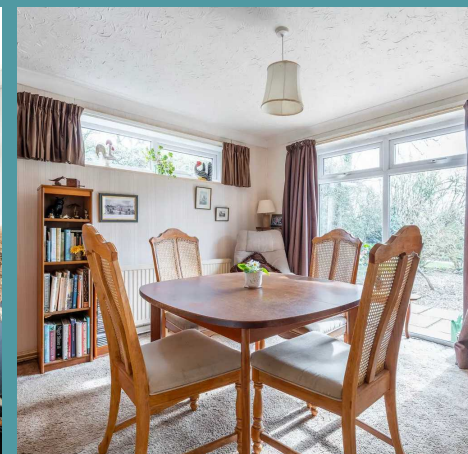
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Yaxham, Dereham

This spacious home welcomes you with a generous entrance hallway leading seamlessly to a plush living room transitioning into a dining area, perfect for hosting gatherings. The charming blue-themed kitchen, bright conservatory and garden room offer delightful spaces for cooking and relaxation. Thoughtfully designed for modern living, the property features ample storage, a dedicated study three/four generously sized bedrooms, a shower room, a large private garden with mature landscaping, and a garage with ample off-road parking, ensuring comfort, convenience, and tranquility for its residents.

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.



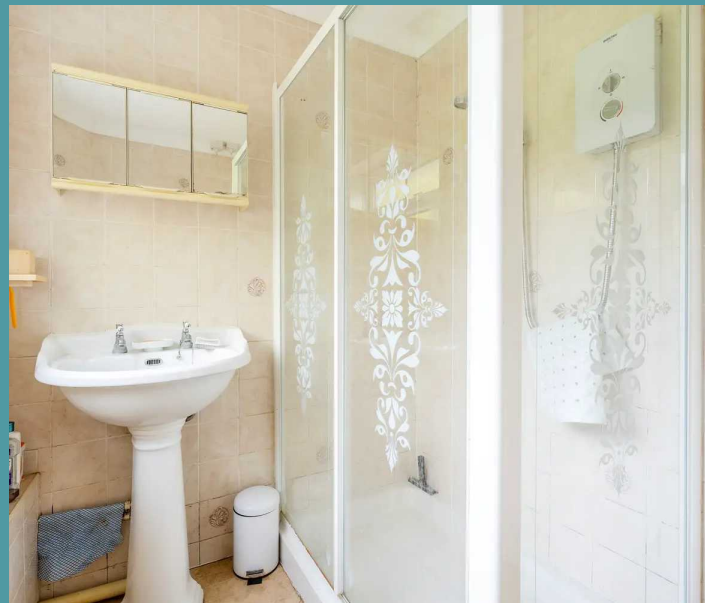
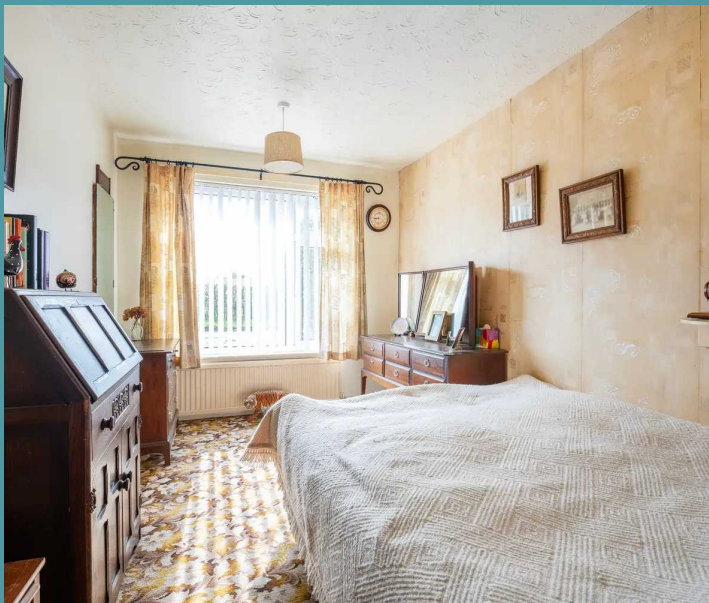
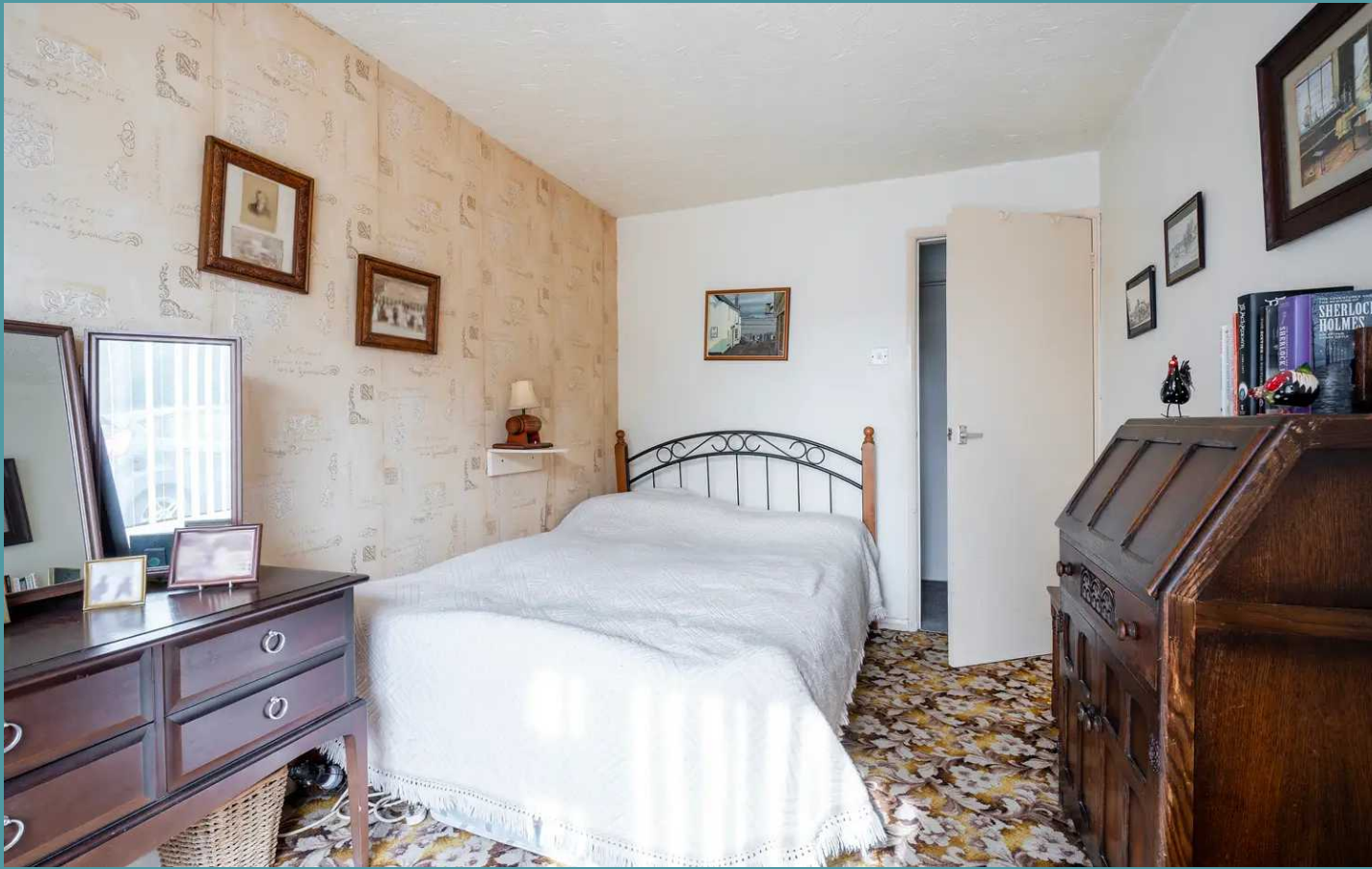
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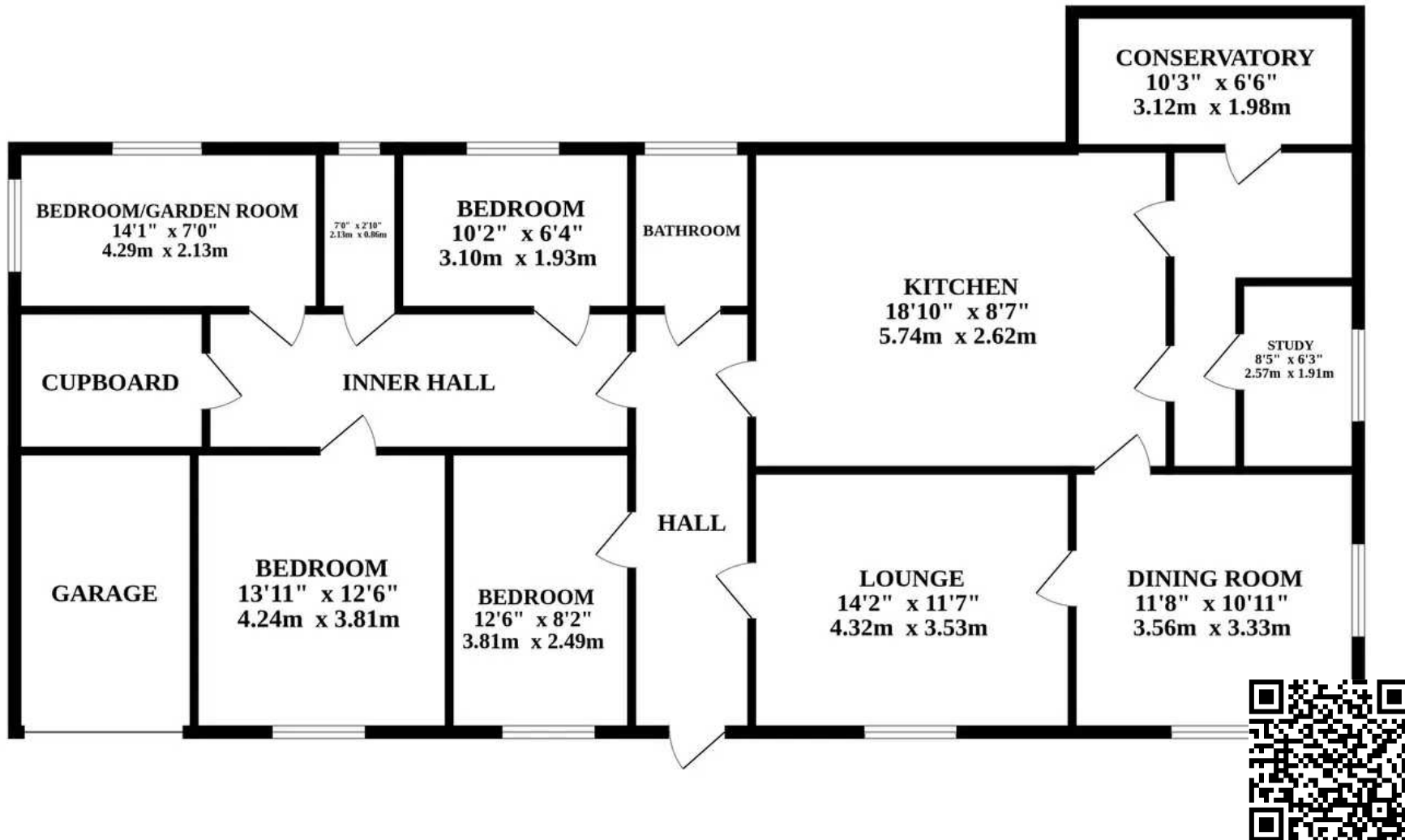
THE PROPERTY

As you step through the front door, you are greeted by a spacious entrance hallway that provides seamless access to all areas of the home. The generous living room boasts plush carpeting, a large window inviting in abundant natural light and a convenient transition into the dining room, an ideal space for hosting gatherings or intimate meals. The kitchen area, with its charming blue theme, offers provisions for all your appliances and is a delightful space for cooking four favourite meals. For those moments of relaxation or entertaining, the bright conservatory and garden room provide a retreat within the home.

This property has been thoughtfully designed to cater to modern living requirements, featuring ample storage throughout, as well as a dedicated study ideal for those needing a productive workspace within the comfort of their home. Each of the three bedrooms within this residence are generously sized, offering versatility to adapt to your evolving needs. A modern shower room adds a touch of convenience to the property.



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.
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Step outside into the large private garden, where a sprawling lawn, mature shrubbery and carefully adorned plants create a serene outdoor space.

Completing this property is a garage, ensuring secure storage for vehicles or additional belongings, as well as ample off-road parking for added convenience.

AGENTS NOTE

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

Oil central and Septic tank

Council Tax Band - C

