



THE STORY OF

# Roadside

*Yaxham, Norfolk*

SOWERBYS

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THE STORY OF

# Roadside

Whinburgh Road, Yaxhm, Norfolk  
NR19 1QY

Character Detached Property

Four bedrooms

Sitting on a Generous Plot

Kitchen/Breakfast Room

Countryside Location

Wonderful Norfolk Views

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“A unique glimpse into decades of  
cherished memories...”

Roadside is a beautiful character property, where the current owners have lovingly resided since 1966. Located in the tranquil countryside, this detached home offers a unique glimpse into decades of cherished memories and a deep connection to the land.

With four bedrooms, ample living space, and stunning Norfolk views that have been enjoyed for generations, this home exudes a sense of timeless charm and warmth.

Step through the front door and you're greeted by a living room bathed in natural light, the heart of the home where family gatherings and cosy evenings by the fire can be enjoyed.

Set on a generous plot, the property provides endless opportunities for outdoor enjoyment, from leisurely strolls through the surrounding countryside to outdoor dining in the garden. The well-established trees and flowering shrubs create a picturesque backdrop, while the expansive lawn beckons for games and picnics on lazy summer afternoons.



Having been much loved by its current owners, this property is now ready for the next chapter, offering the perfect canvas for the new owner to put their stamp on it. Whether you're inspired to preserve its historic character or eager to modernise and customise to your tastes, this countryside retreat invites you to create your own lasting memories and write the next chapter in its story.

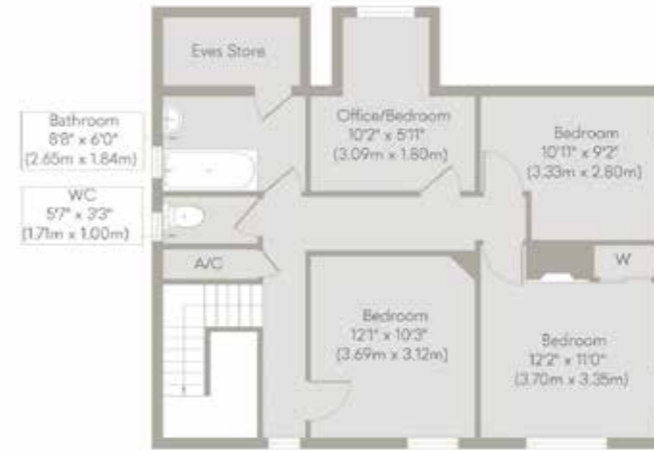
“Offering the perfect canvas...inspired to preserve its historic character or eager to modernise.”





From its quaint facade to its panoramic views, this home encapsulates the essence of Norfolk living, offering a tranquil sanctuary away from the hustle and bustle of city life. Whether you're seeking a peaceful retreat or a place to raise a family surrounded by nature's beauty, this property promises a lifestyle of serenity and charm.

“A lifestyle of serenity and charm.”



First Floor  
Approximate Floor Area  
724 sq. ft  
(67.25 sq. m)



Ground Floor  
Approximate Floor Area  
826 sq. ft  
(75.33 sq. m)



Outbuilding  
Approximate Floor Area  
405 sq. ft  
(37.59 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.



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.



Note from Sowerbys



Norfolk countryside that encases Roadside.

“The essence of Norfolk living.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity and water. Oil-fired central heating. Drainage via septic tank.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:-0100-2336-8030-2107-2931

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: ///region.calibrate.overt

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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