



THE STORY OF
The Pightles
Yaxham, Norfolk

SOWERBYS



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The Pightles

Yaxham, Dereham,
Norfolk, NR19 1QZ

Detached Family Home

Popular Village Location

Four Bedrooms

Accommodation Reaching more than 2000 Sq.Ft.

Double Garage

Mature Gardens

Gated Drive offering Ample Parking

Separate Dining Room

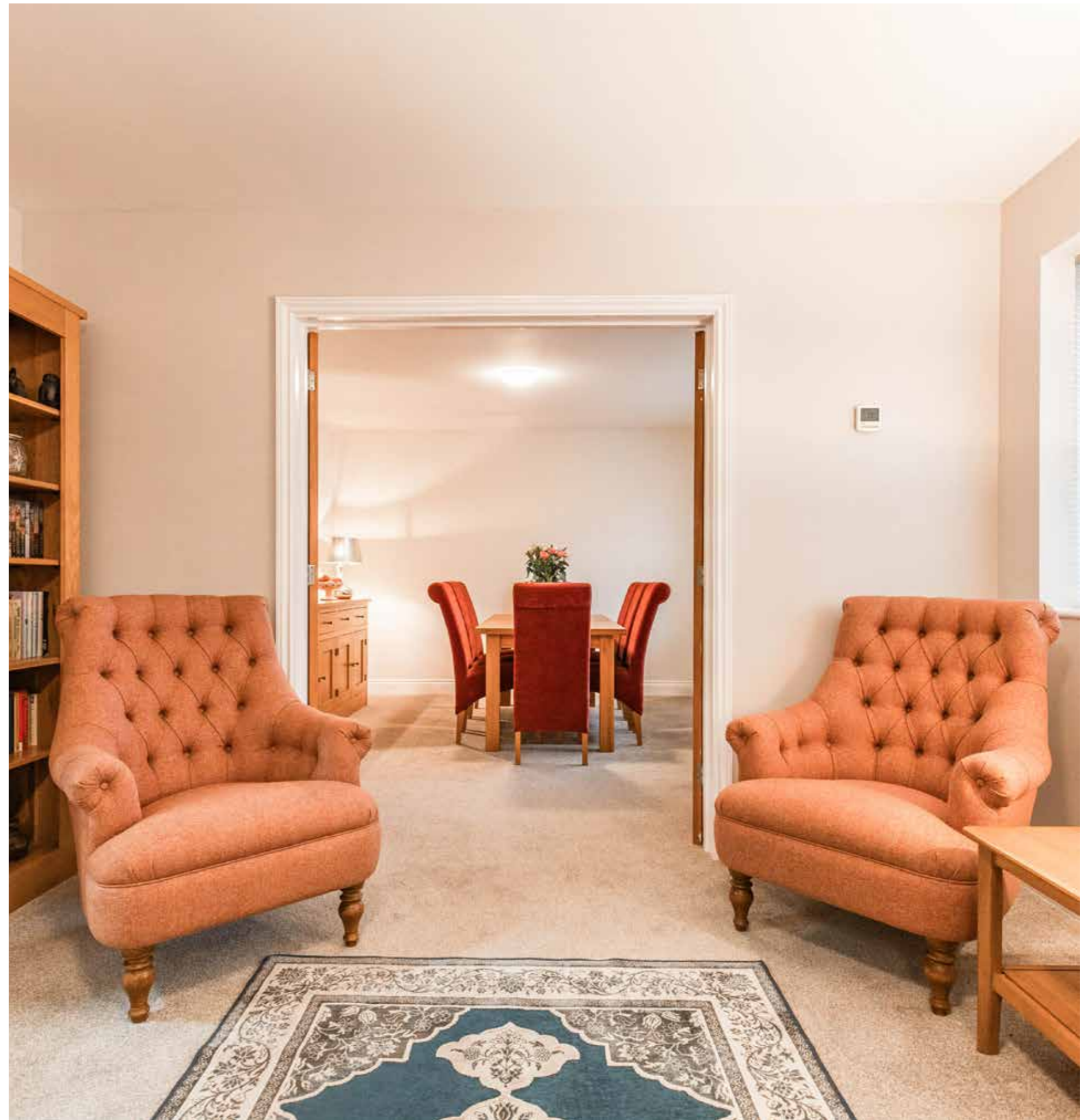
Kitchen/Breakfast Room

Fitted Neff Appliances

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Set in the heart of the charming and sought-after village of Yaxham, this exceptional detached home offers a unique blend of modern living and traditional character. Boasting a generous four-bedroom layout with a master suite featuring an en-suite bathroom, the property offers the perfect environment for family living, with spacious accommodation and an array of desirable features.

Upon entering the property, you are greeted by a welcoming hallway leading to the main living areas. The ground floor offers a wealth of light and space, with well-proportioned rooms throughout. The spacious living room provides a comfortable area for relaxation, while large windows allow natural light to flood the space, enhancing the home's airy atmosphere. A separate dining room offers a perfect setting for family meals or formal entertaining, with ample room for a large dining table.

The heart of the home is the well-designed kitchen, which is both functional and stylish. Featuring high-quality fittings, generous counter space, and modern Neff appliances, the kitchen is ideal for both everyday family use and entertaining guests. Adjacent to the kitchen, a spacious utility room provides additional storage and space for laundry.

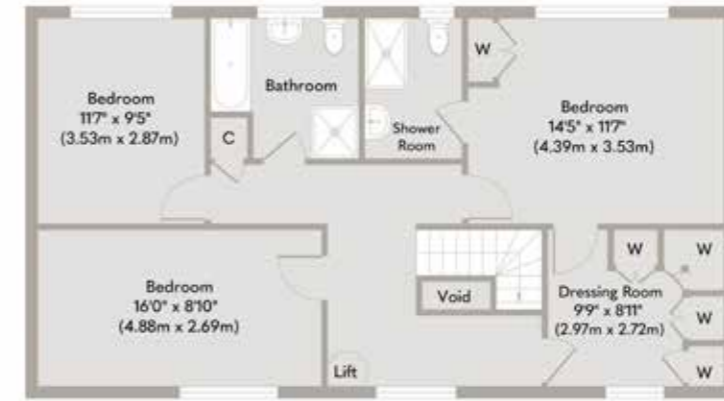
Upstairs, the four bedrooms are all well-sized, with the principal bedroom offering a private retreat. The principal suite features built-in wardrobes and a contemporary en-suite bathroom, creating a tranquil space to unwind. The additional three bedrooms are all generously proportioned, with one currently being used as a dressing room, they share a family bathroom, which is finished to a high standard.



Outside, the property is set within beautifully landscaped and mature gardens, offering a private and peaceful haven. The gardens are well-maintained, with an abundance of established plants and trees, creating a serene outdoor space perfect for relaxation or outdoor entertaining. The property is approached via a private driveway, ensuring both privacy and security and providing ample parking space for multiple vehicles. A double garage offers secure parking and additional storage, completing the property's offering of ample space and convenience.



This stunning detached home presents a rare opportunity to enjoy a blend of peaceful village living with modern comforts and generous living spaces. This property truly offers a wonderful family home, with a fantastic combination of spacious interior, private gardens, and exceptional location.



First Floor
 Approximate Floor Area
 802 sq. ft
 (74.53 sq. m)



Ground Floor
 Approximate Floor Area
 1,279 sq. ft
 (118.83 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.

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Yaxham

A PEACEFUL VILLAGE WITH TIMELESS CHARM

The village of Yaxham is situated approximately three miles south of the market town of Dereham.

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.

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



Yaxham Station

“The sought-after village of Yaxham offers a tranquil setting, yet is within easy reach of local amenities, schools, and transport links.”



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 8800-3394-2339-2327-1763

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: ///amount.originate.calm

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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