

Yaxham

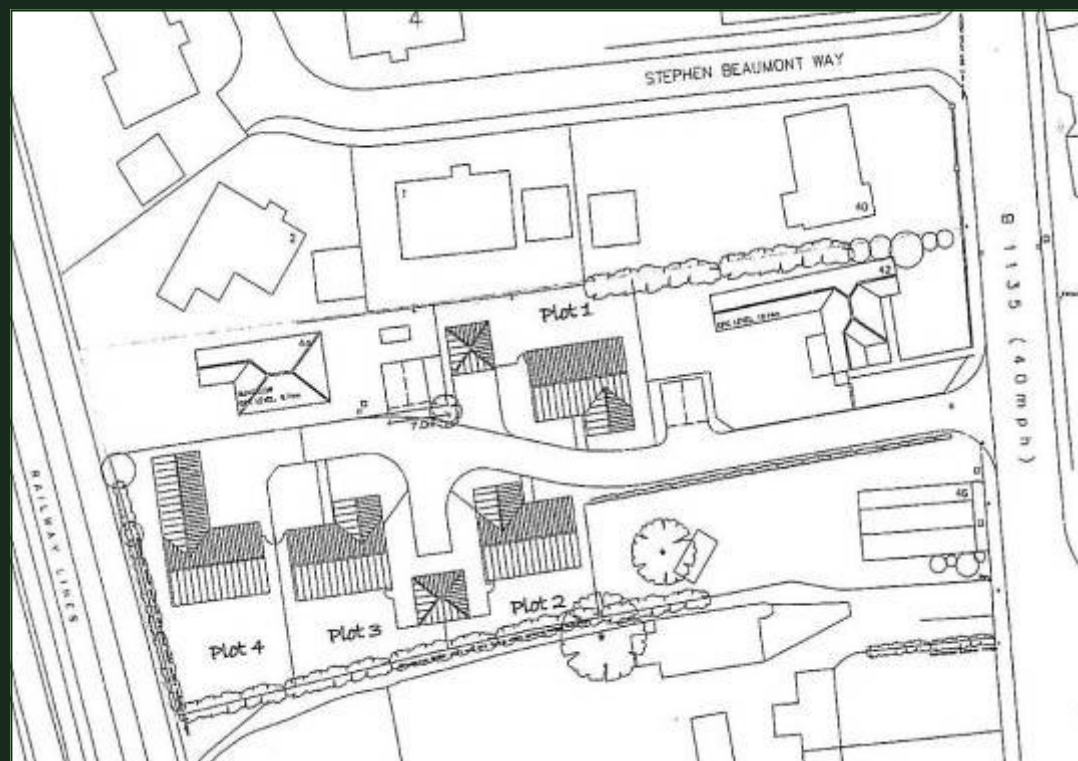
The village of Yaxham is situated approximately three miles south of the market town of Dereham. The village provides local amenities including Yaxham Mill, a public house, a post office and a primary school. Further amenities can be found at the nearby town of Dereham. Modern shops merge comfortably into a heritage dating back to the 10th century when Withburga, daughter of a Saxon king, established a religious community in the deer park, which gave the town its name. Free parking allows you time to stroll around seeking out the restaurants and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow. Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town and has an international airport and a mainline rail link to Liverpool Street, London.

Directions

From Sowerbys Dereham office, proceed down Church Street and follow the road around to the left past Bishop Bonners Cottage. Continue, bearing left and at the t-junction turn right. Proceed along this road and at the next t-junction, turn left. At the traffic lights turn right and proceed towards Tesco. At the roundabout bear right onto Yaxham Road. Proceed along Yaxham Road and the site can be found on the right hand side, identified by our site board.

Agents Note

The individual units are currently under construction. These details are intended as a representation of the finished property only. Measurements have been taken from plan and may have a possible degree of variance. Internal and external specification may be changed at the builders discretion. Purchasers are advised to carry out their own checks prior to legal exchange of contracts. Intended completion dates are also given as a guide only.



Viewing by arrangement with our
Dereham Office: 01362 693591



Offices:

Market Place, **Burnham Market**, Norfolk, PE31 8HD T: 01328 730340
20 Market Place, **Dereham**, Norfolk, NR19 2AY T: 01362 693591
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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.



Yaxham Road Development

Yaxham Road, Norfolk

Prices from £219,950



SOWERBYS

Yaxham Road Development



Plot One, £219,950 Two and Three £249,950

Currently under construction.

A detached 3 bedroom bungalow with en-suite facilities, kitchen/dining room, living room, main bathroom, well proportioned airing cupboard, entrance hallway and single garage. Where possible, the prospective purchaser will be given some choice of fittings with kitchen choices from a standard range depending on construction stage. Garden areas will be turfed upon completion with a 6' high closed/lap board retaining fence. Heating will be via an oil fired system with exterior front and rear sensed flood lighting and sealed unit windows.

Accommodation Comprises...

Living Room
16'5 x 13'9 (5.0m x 4.2m)

Kitchen/Dining Room
13'1 x 11'6 (4.0m x 3.5m)

Bedroom 1
12'6 x 11'2 (3.8m x 3.4m)

Bedroom 2
9'2 x 6'7 (3.8m x 2.7m)

Bedroom 3
11'2 x 9'2 (3.4m x 2.8m)

Main Bathroom
9'2 x 6'7 (2.8m x 2.0m)
Corner hand basin, bath, Quadrant shower
Cubicle and low level w.c.



Plot Four £249,950

Currently under construction.

A detached 3 bedroom bungalow with en-suite facilities, kitchen/dining room, living room, main bathroom, well proportioned airing cupboard, entrance hallway and single garage. Where possible, the prospective purchaser will be given some choice of fittings with kitchen choices from a standard range depending on construction stage. Garden areas will be turfed upon completion with a 6' high closed/lap board retaining fence. Heating will be via an oil fired system with exterior front and rear sensed flood lighting and sealed unit windows.

Accommodation Comprises...

Living Room
16'5 x 18'4 (5m x 5.6m)

Kitchen/Dining Room
13'1 x 13'9 (4.0m x 4.2m)

Bedroom 1
12'6 x 11'6 (3.8m x 3.5m)

Bedroom 2
12'6 x 8'6 (3.8m x 2.6m)

Bedroom 3
11'6 x 9'2 (3.5m x 2.8m)

Main Bathroom
9'6 x 6'11 (2.8m x 2.0m)
Corner hand basin, bath, Quadrant shower
cubicle, low level w.c.

Garage
18'4 x 13'1 (5.6m x 4.0m)

