



## Homefield Dereham Road, Yaxham

£375,000 Freehold

This generously proportioned three-bedroom bungalow is set on an expansive third of an acre plot, offering a wealth of space both indoors and outdoors. Positioned well back from the road, the property enjoys a sense of seclusion with a large lawned frontage and a private driveway that leads to the front entrance, enhancing its appeal. The bungalow offers a versatile layout with multiple reception areas and the potential to extend or modernise (STPP), making it a perfect canvas for creating a bespoke family home. Encircled by an abundance of outdoor space, the garden wraps around the property, providing a private and expansive setting for future landscaping or expansion.

Council Tax band: D

Tenure: Freehold



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### The Location

Homefield, Dereham Road, Yaxham, NR19 is located in the peaceful village of Yaxham, which, while charming and quiet, offers a tight-knit community with a village hall and a park for locals and leisure.

Though Yaxham itself has limited amenities, the location provides excellent bus links into nearby Dereham, which offers a wide range of facilities and



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Though Yaxham itself has limited amenities, the location provides excellent bus links into nearby Dereham, which offers a wide range of facilities and services. In Dereham, you'll find everything you need, including schools, supermarkets, leisure facilities and health services. The town also boasts a variety of dining options and easy access to the A47, connecting you to surrounding areas.

### **Dereham Road**

This generously sized three-bedroom bungalow is located in the desirable area of Yaxham, set on an expansive third of an acre plot. Offering an impressive amount of space, this home provides an abundance of reception areas and presents tremendous potential for both extension (stpp) and modernisation, allowing the opportunity to create a stunning, large single-storey family home.

Entirely set back from the road, the property enjoys a peaceful position, with a lawned frontage and a driveway leading up to the front entrance, ensuring privacy and a sense of space from the outset.

Upon entering, you are welcomed into a reception hall that offers easy access to all the main rooms. The large L-shaped sitting/dining room is a standout feature, offering ample space to tailor the layout to your preferences, whether you wish to create a formal dining area or a comfortable family living space. The excellent-sized kitchen provides plenty of room for storage and everyday cooking, making it an ideal space for those who love to cook. A small garden room adds to the charm, providing a lovely space for furniture, and connects to the utility room and a convenient WC.



**Ground Floor**  
**2104 sq.ft. (195.5 sq.m.) approx.**



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