



6 Fieldings Drive, Yaxham

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Yaxham, Dereham

A beautiful setting matched with a lavish interior and, most importantly, an abundance of space, this impressive family home on Fieldings Drive offers style and substance in equal measure. Set in a peaceful corner position within a bespoke Yaxham development, the property enjoys a village atmosphere while being just minutes from Dereham's amenities. Spanning three floors and approximately 2,400 sq. ft., the home delivers five generous double bedrooms, including two en-suites, alongside multiple reception areas ideal for modern family living. The heart of the home is a stunning 30ft kitchen/diner with quartz surfaces, perfect for entertaining and everyday life. Outside, the private rear garden and ample driveway with garage further enhance the home's appeal. With energy-efficient features and excellent transport links to both Dereham and Norwich, this is a standout opportunity for those seeking space, comfort, and connection.





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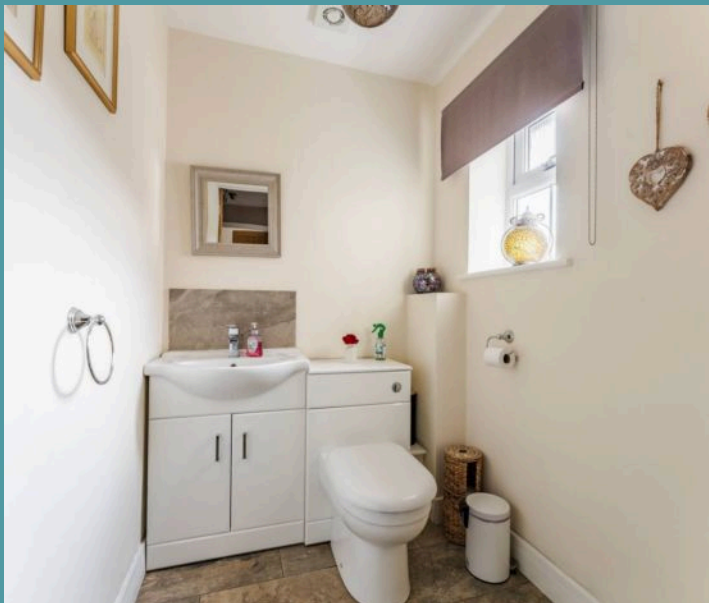
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The Location

Set along Fieldings Drive, this home is in a great spot within the village of Yaxham, offering a quiet countryside feel while still being close to everything you need. Just a short drive from Dereham, it's ideal for those who want the calm of village life without feeling cut off. Being in a non-estate position means you've got more privacy and a lovely corner position, giving the property a real sense of space.

It's easy to get around too, with handy bus routes into Dereham and Norwich making travel simple whether it's for work, school runs or shopping trips. Dereham has all the essentials and more, with both Tesco and Morrisons close by, plus plenty of local spots to enjoy like Tall Orders Café—perfect for a laid-back coffee or lunch. The town also has a leisure centre with a gym and pool, giving you lots of options when it comes to keeping active.

Families are well looked after here with a choice of local schools, covering all age groups. Whether you've got little ones or teens, there's a good selection nearby. The area also has plenty of outdoor space and walking routes, ideal for dog walks, bike rides or just getting out in the fresh air.





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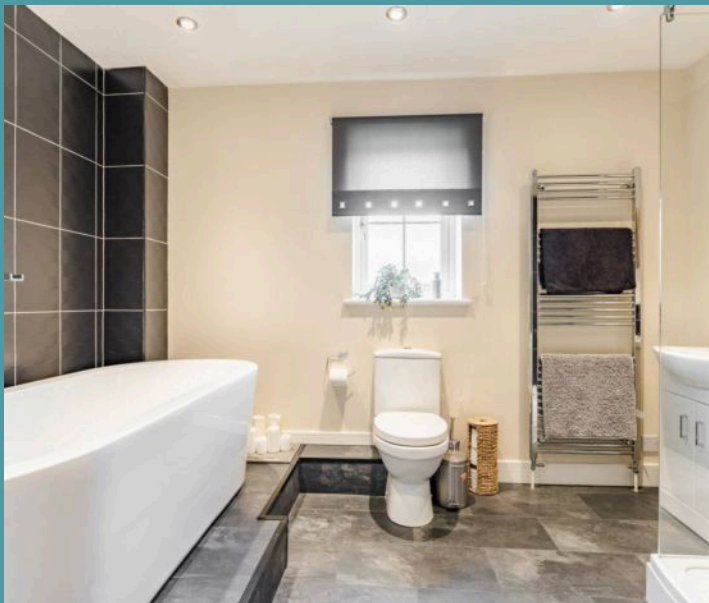
Fieldings Drive, Yaxham

Set within a bespoke and exclusive development in the charming village of Yaxham, this striking three-storey family home delivers approximately 2,400 sq. ft. of beautifully appointed living space. Offering an ideal balance of elegance, functionality, and comfort, this property is the perfect fit for growing families seeking a spacious, modern lifestyle in a peaceful yet connected location.

From the moment you enter, the grand reception hall sets the tone for the high-quality finishes and thoughtful design found throughout. At the heart of the home lies an expansive 30ft kitchen and dining area – a true showstopper – complete with sleek quartz work surfaces and ample space for both everyday family life and entertaining on a larger scale. This inviting space is perfectly complemented by a generously proportioned 22ft sitting room, ideal for cosy evenings in.

For those working from home or in need of flexible living space, the dedicated study and an additional snug offer excellent versatility.

Across the upper two floors, you'll find five spacious double bedrooms, including two with en-suite shower rooms for added luxury and privacy. The main family bathroom is finished to an exceptional standard, providing a serene retreat for rest and relaxation.





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Outside, the property continues to impress. A large, well-maintained rear garden provides a safe and private space for children to play or for summer entertaining, while the generous driveway and attached garage ensure ample off-road parking for multiple vehicles. Energy efficiency is a key feature, with underfloor heating to the ground floor and an eco-friendly air source heat pump system in place.

This is a rare opportunity to secure a substantial, immaculately presented home within a prime Norfolk village location — perfect for families who value space, style, and a strong sense of community.

Agents Note

Sold Freehold

Connected to air-source heat pump - alongside remaining mains services



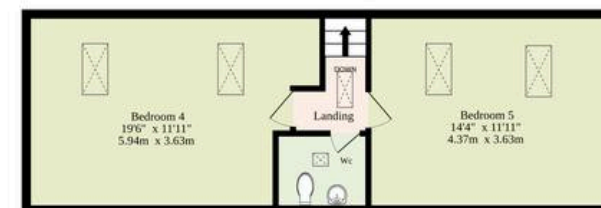
Ground Floor
1124 sq.ft. (104.4 sq.m.) approx.



1st Floor
853 sq.ft. (79.2 sq.m.) approx.



2nd Floor
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 2400 sq.ft. (223.0 sq.m.) approx.

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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