



1 Harvey Cottages Station Road, Yaxham

Dereham

Minors & Brady



# 1 Harvey Cottages Station Road

Yaxham, Dereham

Imagine starting your day in a peaceful Norfolk village, enjoying the space and privacy of a home set on a generous corner plot. This end-of-terrace residence in Yaxham combines a turn-key interior with flexible living spaces, from the open-plan sitting and dining area perfect for family time or entertaining, to a modern kitchen and functional utility room. With three comfortable bedrooms, a contemporary bathroom, and a non-overlooked garden framed by mature trees, it's a home designed for both relaxation and practicality. A detached office/studio adds further versatility, ideal as a work-from-home space, self-contained accommodation, or a garden room for summer entertaining. A shingle driveway completes the picture, providing convenient off-road parking for two to three vehicles, making this an ideal village home ready to adapt to your lifestyle.



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- Motivated vendor!
- End-of-terrace residence proudly positioned on a large corner plot in the Norfolk village of Yaxham
- Turn-key interior that is ready for you to adapt to your own preferences and style
- Open-plan sitting/dining room creating an effortless flow for relaxation and entertaining
- Kitchen equipped with modern cabinetry, an integrated oven, an induction hob and dedicated areas for your own appliances
- A functional utility/sun room suitable for your laundry appliances and additional storage
- Ground-floor bathroom comprising of a contemporary three-piece suite and a first-floor WC
- Three bedrooms offering comfort and privacy, one with built-in wardrobes
- A non-overlooked garden featuring a laid to lawn, mature trees and a timber storage shed
- A detached office/studio offers versatile space that can be used as a work-from-home office, self-contained accommodation, or a garden room for summer entertaining



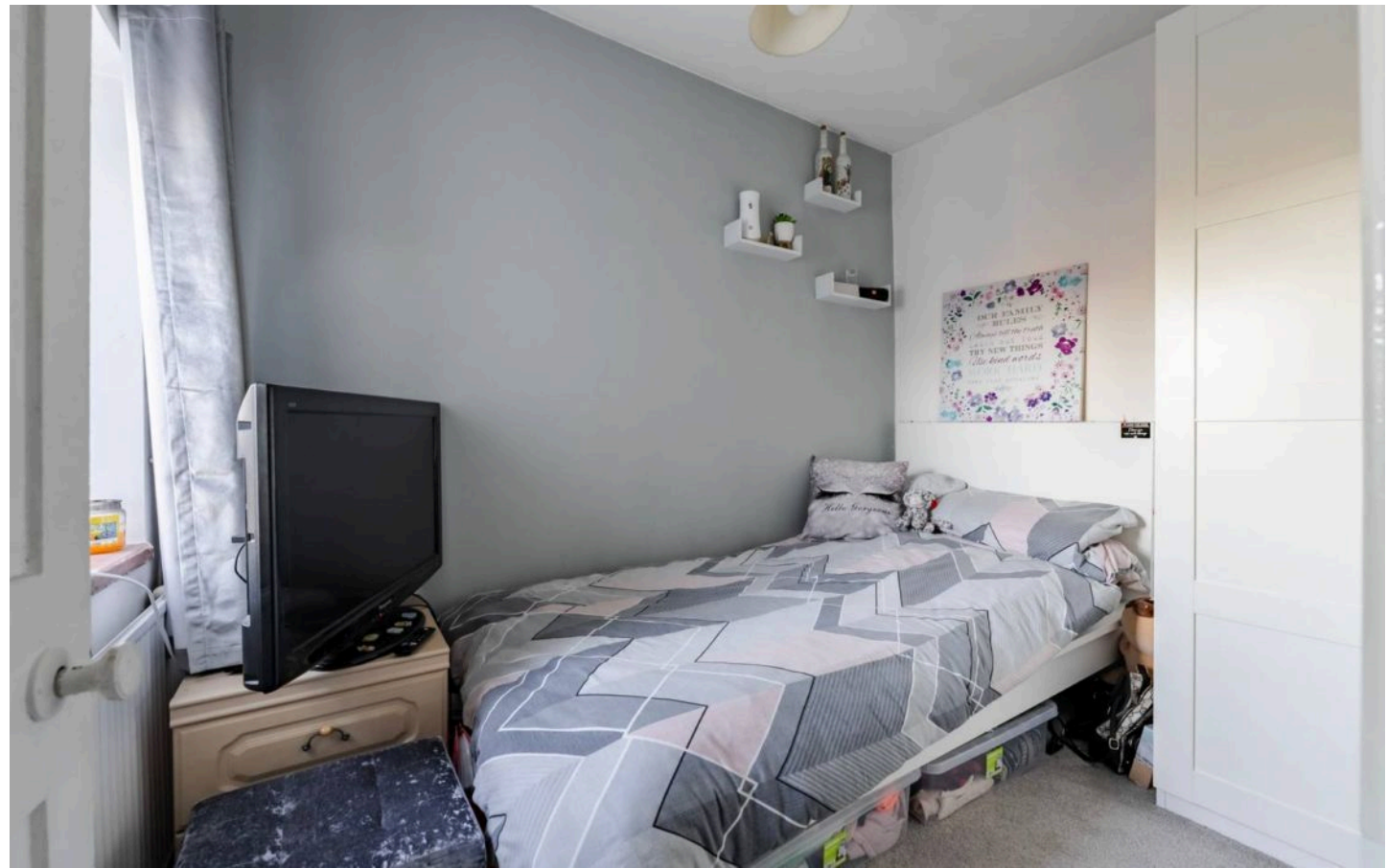
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## Location

Station Road lies at the heart of Yaxham, a village in Norfolk, offering a blend of rural charm and convenient accessibility. The village is located just under 5 miles north of the market town of Dereham, providing easy access to a wide range of amenities, including supermarkets, independent retailers, cafes, and weekly markets. Within Yaxham itself, residents can enjoy a selection of local shops, a traditional pub, and community facilities that contribute to a close-knit village atmosphere.

Families benefit from nearby educational options, with Yaxham Primary School just a short distance away and secondary education available in Dereham, including Dereham Neatherd High School and Dereham Sixth Form Centre. Transport links are straightforward, with regular bus services connecting to Dereham and beyond, while the A47 offers convenient road access to Norwich, King's Lynn, and the wider region. The area appeals to those seeking a balanced lifestyle, where countryside walks, local events, and a strong sense of community coexist alongside practical connections for work, schooling, and leisure.



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Step inside to an open-plan sitting and dining area, designed for effortless flow between relaxation and entertaining. The kitchen is equipped with modern cabinetry, an integrated oven, an induction hob, and dedicated spaces for your appliances, making everyday living simple and convenient. A functional utility/sunroom offers additional storage and space for laundry appliances.

The ground floor also features a contemporary three-piece bathroom, complemented by a first-floor WC for added convenience. Upstairs, three bedrooms provide comfort and privacy, with one benefiting from built-in wardrobes.

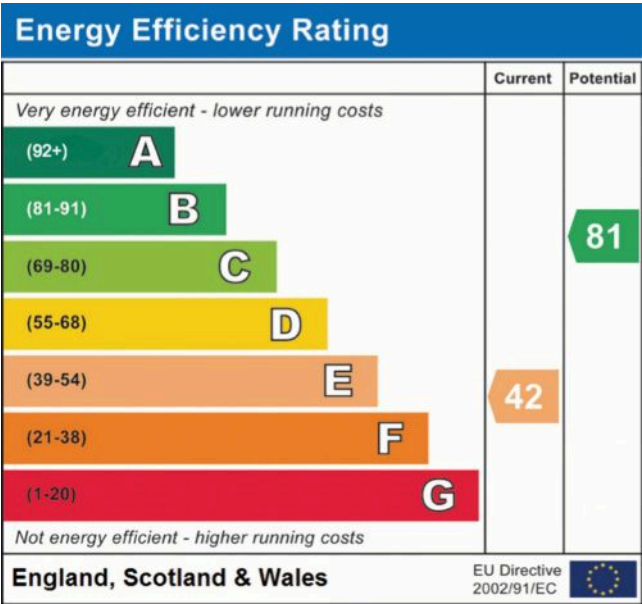
Outside, the property enjoys a non-overlooked garden, that is laid to lawn and enhanced by mature trees and hedging, creating a private backdrop for outdoor living. A timber storage shed adds practicality, while a shingle driveway provides off-road parking for two to three vehicles.

A detached office/studio offers versatile space that can be used as a work-from-home office, self-contained accommodation, or a garden room for summer entertaining, adding an extra dimension to this home's lifestyle potential.

This home offers a rare combination of space, versatility, and village living, ideal for families or anyone seeking a peaceful Norfolk lifestyle within easy reach of local amenities.

### Agents note

Freehold



Ground Floor  
794 sq.ft. (73.8 sq.m.) approx.

1st Floor  
321 sq.ft. (29.8 sq.m.) approx.



Total Sqft Includes The Office/Studio

TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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