



Clay Cottage Norwich Road, Yaxham

Dereham



Minors & Brady

Clay Cottage Norwich Road

Yaxham, Dereham

Set within the well-connected village of Yaxham, this beautifully presented semi-detached home offers modern living across three floors, creating a spacious and versatile layout suited to a range of buyers.

Built in 2007 and maintained to a high standard throughout, the property combines generous room sizes with a practical flow, making it ideal for both everyday living and entertaining. With its flexible accommodation and attractive finish, this is a home that easily adapts to family life, home working, or guest space. The layout makes full use of the available space, ensuring each level feels both functional and comfortable.



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- Well presented three bedroom semi detached home built in 2007, offering modern living in excellent condition throughout
- Spacious accommodation arranged across three floors, providing flexibility for a range of lifestyles
- Generous lounge measuring over 17ft, creating a comfortable and well proportioned main living space
- Bright and airy conservatory extending the ground floor living space, ideal for relaxing or entertaining
- Well appointed kitchen/breakfast room with ample storage and space for everyday dining
- Two well sized bedrooms to the first floor served by a family bathroom
- Impressive top floor principal bedroom with en suite, offering a private and spacious retreat
- Low maintenance courtyard style rear garden designed for ease of upkeep
- Garage and driveway providing off road parking
- Situated within a popular village location with good access to local amenities and transport links

Council Tax band: TBD

Tenure: Freehold



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Location

Situated along Norwich Road, this location enjoys a well-connected setting on the edge of Dereham, providing easy access to both the town centre and surrounding countryside. Dereham offers a wide range of amenities including supermarkets, shops, cafés, leisure facilities, schools, and healthcare services, ensuring day-to-day needs are well catered for. The A47 is within close reach, offering direct routes to Norwich and King's Lynn, making it a practical choice for commuters.

The surrounding area features open countryside and rural landscapes, with a variety of walking routes and green spaces nearby. This setting provides a balance of accessibility and a more relaxed pace, while still benefiting from strong transport links and local conveniences.

Norwich Road

Stepping inside, the entrance hall leads through to a well proportioned lounge positioned to the front of the property. This inviting space offers ample room for furnishings and provides a comfortable setting for relaxing. To the rear, the kitchen/breakfast room is fitted with a range of units and worktop space, with room for dining and everyday use.



M&B

Clay Cottage Norwich Road

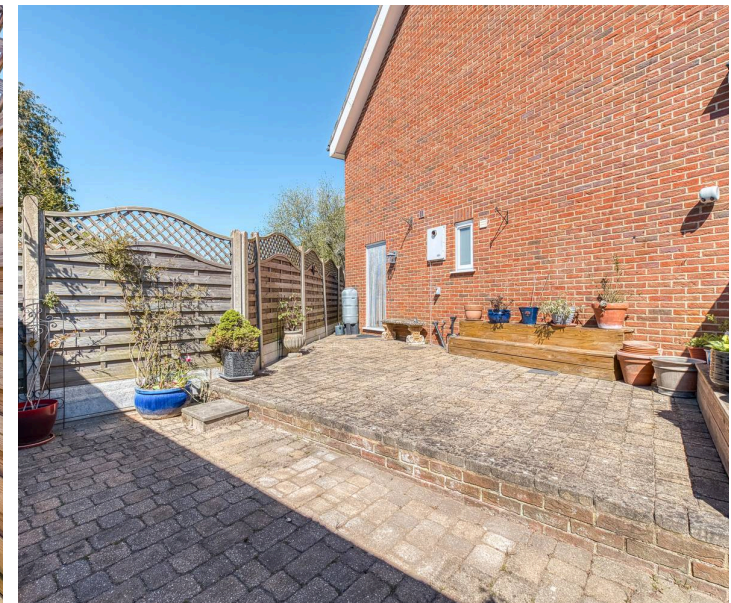
Yaxham, Dereham

From here, double doors open into the conservatory, a bright and spacious addition that extends the ground floor and creates a natural connection to the garden, making it a great space for both quiet moments and social gatherings. A ground floor cloakroom adds further practicality.

The first floor offers two well sized bedrooms, both enjoying good natural light and comfortable proportions. These rooms are served by a family bathroom, conveniently positioned off the landing and designed for everyday use.

Occupying the entire top floor, the principal bedroom provides a generous and private retreat. This impressive space offers plenty of room for furniture along with the benefit of an ensuite shower room, enhancing both comfort and convenience.

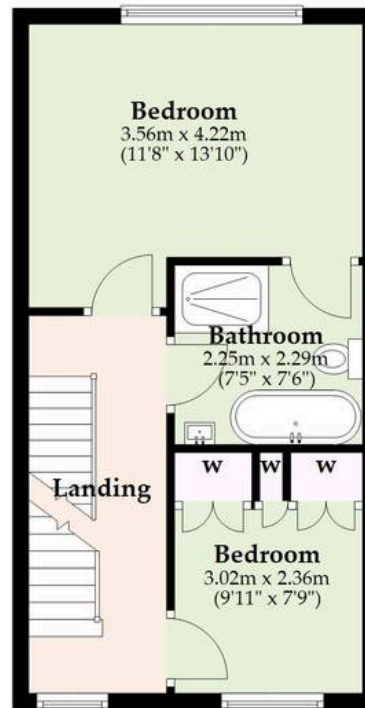
Externally, the property benefits from a low maintenance courtyard style rear garden, offering a private outdoor space that is easy to manage and ideal for seating and outdoor enjoyment. A garage and driveway provide off road parking, adding further practicality.



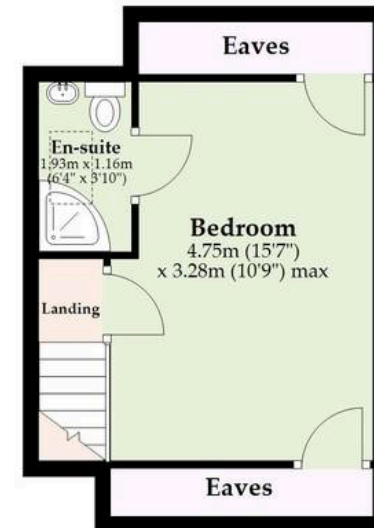
Ground Floor
Approx. 52.1 sq. metres (561.0 sq. feet)



First Floor
Approx. 36.8 sq. metres (396.2 sq. feet)



Second Floor
Approx. 24.1 sq. metres (259.8 sq. feet)



Total area: approx. 113.1 sq. metres (1217.1 sq. feet)

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.

Plan produced using PlanUp.

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