





# Dunpigin, 1 Drusilla Way

Guide Price £375,000 - £425,000

A spacious four double bedroom detached house situated in the sought-after village location of Yaxham. This home is ideal for a growing family.

As you enter there is an entrance porch that leads to a generously sized inner hall with adjacent cloakroom/WC, there is a spacious living room with fireplace, offering potential space for a log burner, plus patio doors leading to garden.

Further on, there is an open plan kitchen/breakfast room with a range of fitted units at base & eye level that is complemented by a roll edge worktop. This room also benefits from an adjacent utility room; additionally, double doors from the kitchen also leads to a well-spaced dining room.

Upstairs, are four double sized bedrooms, with bedroom one benefitting from an en-suite shower room, along with a family bathroom servicing the remaining bedrooms.

Outside, to the front are two off-street parking spaces with one leading to a garage with up & over door. To the rear, is a secluded garden with laid patio and grass.

## Services

Oil central heating. Mains water, drainage, and electricity are connected.





## Situation

Yaxham is located just a couple of miles from the market town of Dereham. The village offers a village hall/social club, 'Yaxham Waters' holiday lodge park and has the Mid Norfolk heritage railway line running through the village. Dereham offers a good variety of primary and secondary schooling, independent shops, supermarkets, pubs and restaurants. There are also numerous bus connections from the town to various local villages, as well as other Norfolk destinations such as Norwich, King's Lynn and Great Yarmouth.

## Directions

To find the property from Dereham, head to out of the town along Yaxham Road and proceed past 'Roys' supermarket and over the railway line. At the next roundabout take the third exit following signs for Wymondham (B1135). Continue for approximately 1.5 miles passing through the village of Yaxham. Proceed for approximately 1.2 miles, entering Clint Green and take the right hand turning into Drusilla Way where the property will be found on the right hand side.

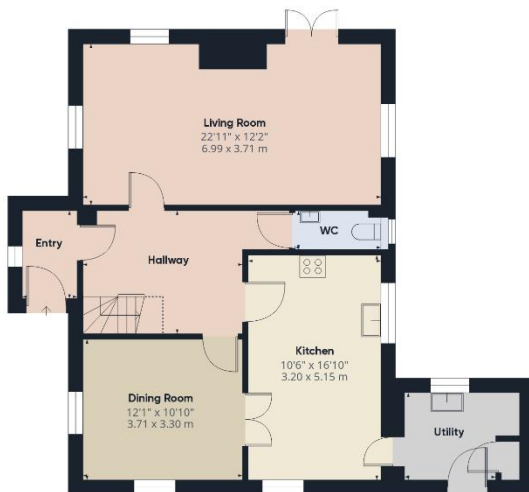
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0407.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







Ground Floor



Floor 1

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Approximate total area<sup>①</sup>

1512.86 ft<sup>2</sup>

140.55 m<sup>2</sup>

Reduced headroom

15.75 ft<sup>2</sup>

1.46 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

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### Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk