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2 bedroom flat for sale, Station Road, Yaxham, Dereham NR19 (1150 GBP)

Location **East of England, Norfolk**
https://www.freeadsz.co.uk/x-166307-z

A two bedroom contemporary apartment in this most favoured location a short distance from Dereham with convenient access to the A47 and Norwich. The property is presented to a high standard in all areas. The accommodation comprises entrance hall, open-plan kitchen/dining/living area, two double bedrooms and a bathroom. Outside is allocated parking and communal bike store. YAXHAM The village of Yaxham is situated approximately three miles south of the market town of Dereham and about two miles from the nearest Tesco supermarket. The village provides local amenities including Yaxham Mill public house and restaurant, Yaxham Waters farm shop and tea room, and a primary school. Further amenities can be found at the nearby town of Dereham. Modern shops merge comfortably into a heritage dating back to the 10th century when Withburga, daughter of a Saxon king, established a religious community in the deer park, which gave the town its name. Free parking allows you time to stroll around seeking out the restaurants and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow. Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town and has an international airport and a mainline rail link to Liverpool Street, London, being approximately 1 hour and 50 minutes away. Downham Market approximately 40 minutes&146; drive away, provides mainline rail link to Cambridge and King's Cross/St Pancras, London. Communal entrance hall with steel door and entry phone system, stairs to second floor and timber door opening intoâ€¦ ENTRANCE HALL Fitted carpet, entry phone, smoke alarm, door to bedrooms one and two, the bathroom and door toâ€¦ KITCHEN/DINING/SITTING AREA 17' 8" > 11' 2" x 17' 3" > 11' 9" (5.38m > 3.4m x 5.26m > 3.58m) UPVC double glazed sash windows to side with far reaching rural views, timber effect flooring, wall mounted electric radiator, television point, telephone point, fully fitted kitchen finished in matte white with brushed steel handles, acrylic sink with contemporary chrome mixer tap inset to granite effect laminate worktop with part tiled splashback and cupboards under. Integrated Hotpoint electric oven with four ring ceramic hob, tiled splashbacks, stainless steel canopied extractor over, fridge/freezer, and space for dishwasher. BEDROOM ONE 14' 6" x 11' 2" (4.42m x 3.4m) Dual aspect room with UPVC double glazed sash windows to front and side, fitted carpet, television point and wall mounted electric heater. BATHROOM 11' 6" x 6' 3" max (3.51m x 1.91m max) Matching white three piece suite comprising close coupled dual flush WC, wall mounted washbasin and bath with mains shower over and hinged glass and aluminium shower screen. Wall mounted tilting mirror with light above, wall mounted extractor, ceramic tiled flooring, electric towel radiator and door to airing cupboard housing hot water cylinder and Bosch washer/dryer. BEDROOM TWO 16' 5" > 12' 4" x 10' 6" (5m > 3.76m x 3.2m) UPVC double glazed window to side with far reaching rural views, fitted carpet, wall-mounted electric convector heater and television point. This room is currently used as a second reception room by present occupiers. NOTE: Energy Management Software to the [illegible] which varies from [illegible] year. Current use is [illegible] £100 per month. ENERGY EFFICIENCY RATING C. Please refer to the Energy Performance Certificate for this property. Please visit [illegible] in the reference number above.

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