6 Fieldings Drive, Yaxham, NR19 1FR

Guide £525,000-£550,000 Freehold

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RESIDENTIAL

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THE SOUTHGATE'S

Key Features
- Detached five-bedroom home
- Over 2000sqft across three floors
- Two en suites plus family bathroom
- 30ft kitchen/dining/family room with quartz worktops
- 22ft sitting room with wood burner and French doors
- Study and utility room
- Air source underfloor heating and water softener
- South-west facing walled rear garden
- Garage and extensive driveway with EV charging point

The property...
A beautifully presented five-bedroom detached home offering over 2,400sqft across three spacious floors.

Set within a desirable position on a corner plot, this impressive detached residence on Fielding Drive offers generous, versatile living space ideal for modern family life. Thoughtfully designed and finished to a high standard throughout, the property combines contemporary comfort with elegant styling.

At the heart of the home lies a stunning 30ft kitchen, dining and family room, fitted with an extensive range of sage-coloured units, quartz worktops and high-quality integrated appliances including double ovens, microwave, induction hob and dishwasher. A matching central island provides both practicality and a sociable focal point, while French doors open directly onto the sun-filled rear garden.

The 22ft sitting room is equally impressive, featuring a charming wood burner and French doors that lead out to the south-west facing garden, creating a bright and welcoming space to relax or entertain.

The ground floor also benefits from a spacious entrance hall with striking glass balustrade staircase, a dedicated study, cloakroom and a well-equipped utility room with units to match the kitchen.

Upstairs Accommodation
The first floor offers three well-proportioned double bedrooms, including a superb principal suite with fitted wardrobes and a stylish en suite. A second bedroom also enjoys its own en-suite, making it ideal for guests. The remaining bedrooms are served by a beautifully appointed family bathroom featuring a freestanding bath with separate shower.

The second floor provides two further versatile rooms, perfect as additional bedrooms, hobby spaces or a quiet retreat along with a cloakroom.

Outside
The property continues to impress externally, occupying a private corner plot with a beautifully enclosed, south-west facing rear garden, a true sun trap. The garden features a terrace with pergola, raised beds and a secure walled boundary, ideal for both entertaining and family enjoyment. Positioned to the side of the property is the air source heat pump alongside a useful garden shed. The garden is also well-equipped with external power points and outside taps, offering both practicality and convenience for outdoor living.

To the front, a large driveway provides ample off-road parking and leads to a single garage. There is also an electric vehicle charging point.

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This exceptional home offers an outstanding balance of space, style and energy efficiency, thoughtfully designed to meet the needs of modern family living. With its generous and versatile layout across three floors, it is ideally suited to growing families, those working from home or anyone seeking flexible accommodation that can adapt over time.

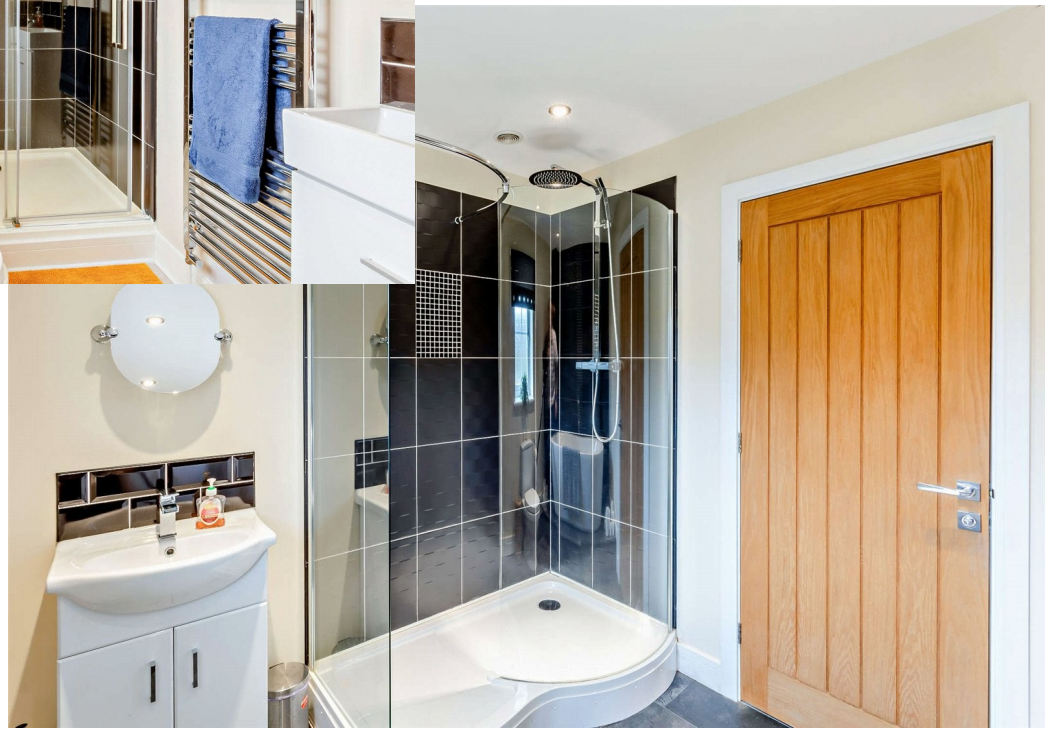
Enjoying a peaceful position within a sought-after village setting, the property provides a wonderful sense of tranquillity while remaining conveniently connected. The thriving market town of Dereham is just one mile away, offering a wide range of shops, supermarkets, schools, healthcare facilities and leisure amenities, ensuring everyday essentials are always within easy reach.

Combining countryside charm with excellent accessibility, this home truly delivers the best of both worlds.

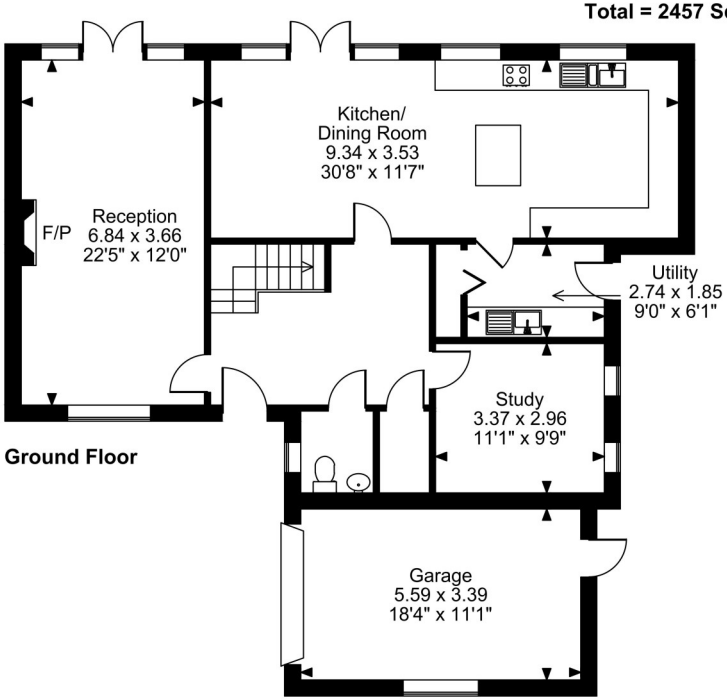
Breckland Council Tax Band E

Agents Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.

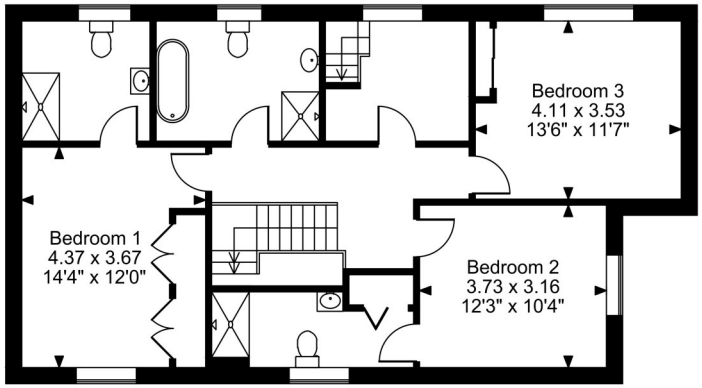
WHEN IT RAINS LOOK FOR RAINBOWS
WHEN IT'S DARK LOOK FOR STARS



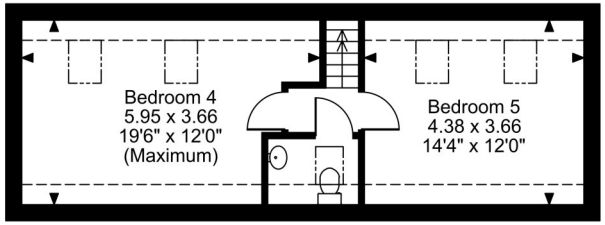
Fieldings Drive, Yaxham, Dereham, Norfolk
Approximate Gross Internal Area
Main House = 2253 Sq Ft/209 Sq M
Garage = 204 Sq Ft/19 Sq M
Total = 2457 Sq Ft/228 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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DATA PROTECTION ACT 1998
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