



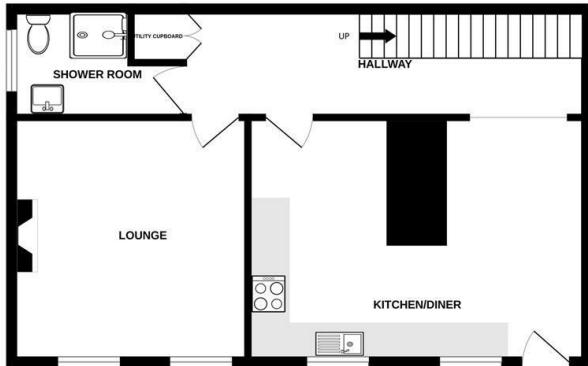
## The Homestead Holt Road | Gresham | Norwich | NR11 8AP

**Guide Price £300,000**

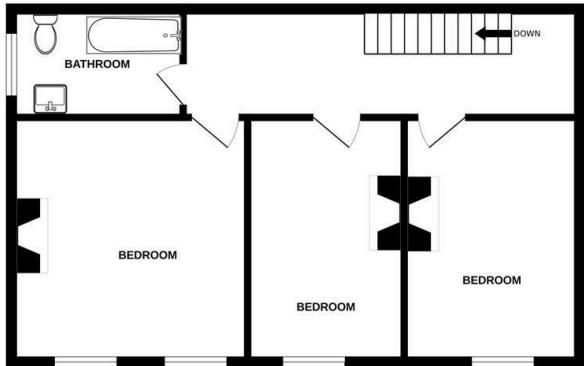
\*\* GUIDE PRICE £300,000 - £325,000 - FULLY RENOVATED HOUSE IN A PEACEFUL VILLAGE LOCATION\*\* Nestled in the tranquil village of Gresham, this beautifully renovated three-bedroom semi-detached home offers the perfect blend of contemporary style and charming period features. From the moment you step inside, you'll be captivated by the spacious, light-filled interiors, including a stunning modern kitchen/diner, a cosy lounge, and a stylish shower room. Upstairs, three generously sized bedrooms provide ample space for the whole family, while a well-appointed bathroom completes the first floor. Outside, a neatly landscaped front garden and private driveway offer both charm and convenience. With high-quality double glazing, efficient oil heating, and tasteful décor throughout, this home is a true standout. Ideal for a wide range of buyers, this is an exceptional opportunity not to be missed—schedule your viewing today and fall in love with your future home!



GROUND FLOOR



1ST FLOOR



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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## Location

Nestled in the heart of rural North Norfolk, the charming village of Gresham is a delightful blend of peace, heritage and countryside living. Located just around five miles south-west of the coast at Cromer, it offers a wonderfully tranquil setting while remaining within easy reach of seaside amenities and popular destinations. The village centre is anchored by the beautiful medieval church of All Saints Church, Gresham, boasting a round tower and rich history which adds timeless character to the locality. The landscape surrounding the village is typically Norfolk: open fields, gentle lanes and plenty of space to breathe. For those who relish outdoor living, there are footpaths and heritage walks right on the doorstep. Despite its quiet setting, Gresham enjoys excellent connectivity: you're only a short drive from coast, countryside and the larger market town amenities of nearby Holt and the regional city of Norwich. Local facilities include a welcoming village hall, and the well-regarded Gresham Village School and Nursery which serves the area from early years onward.

## Accommodation Comprises

Front door to:

### Kitchen/Diner 18'0" x 13'0"

Fitted base units with worktops over, sink and drainer, fitted hob, space for oven, fridge/freezer and washing machine, two double glazed windows, radiator.

### Lounge 13'0" x 12'7"

Two double glazed windows, two radiators.

### Shower Room 9'2" x 5'8"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Hallway

Door to utility cupboard, radiator and stairs to first floor.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 13'0" x 12'7"

Two double glazed windows, radiator, cast iron fireplace.

### Bedroom Two 13'0" x 9'1"

Double glazed window, radiator, cast iron fireplace.

### Bedroom Three 13'0" x 8'3"

Double glazed window, radiator, cast iron fireplace.

### Bathroom 8'11" x 5'11"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Outside

Large lawned front garden and a driveway providing off road parking.

### Local Authority

North Norfolk District Council, Tax Band C.

### Tenure

Freehold

### Utilities

Fibre to the cabinet broadband available.  
 Oil heating and mains water and electric.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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