



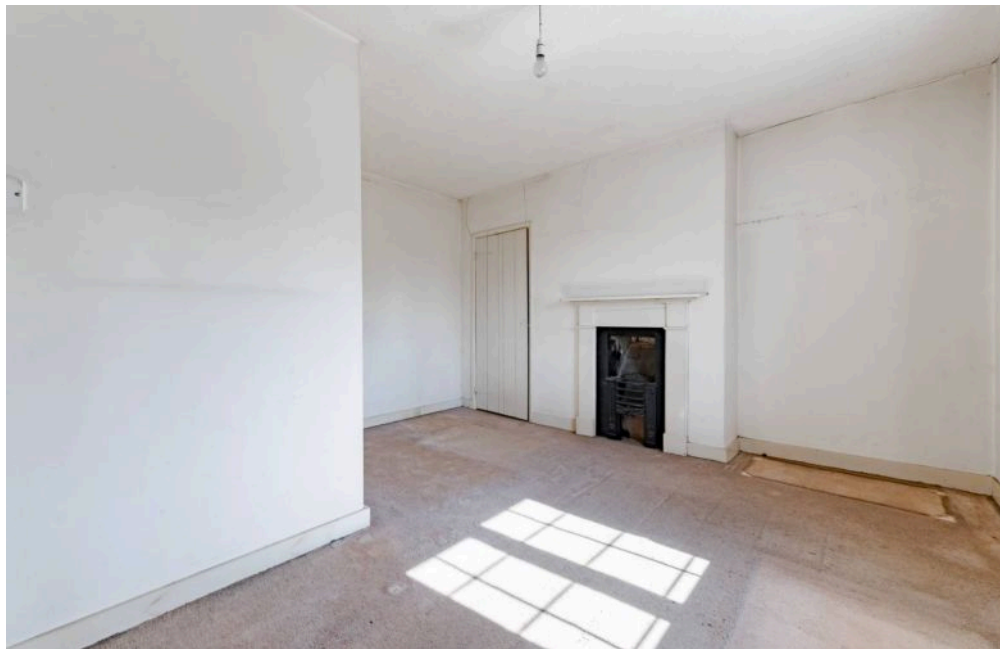
Shalom The Green, Gressenhall

OIEO £250,000 Freehold

Welcome to this charming 2-bedroom semi-detached cottage, located in the highly desirable area of Gressenhall Green. This well-maintained property presents a blank canvas, inviting you to make your mark and create the home of your dreams. Offered with no onward chain, this cottage boasts the potential for extension, subject to obtaining the necessary planning permissions, ensuring flexibility for future enhancements.

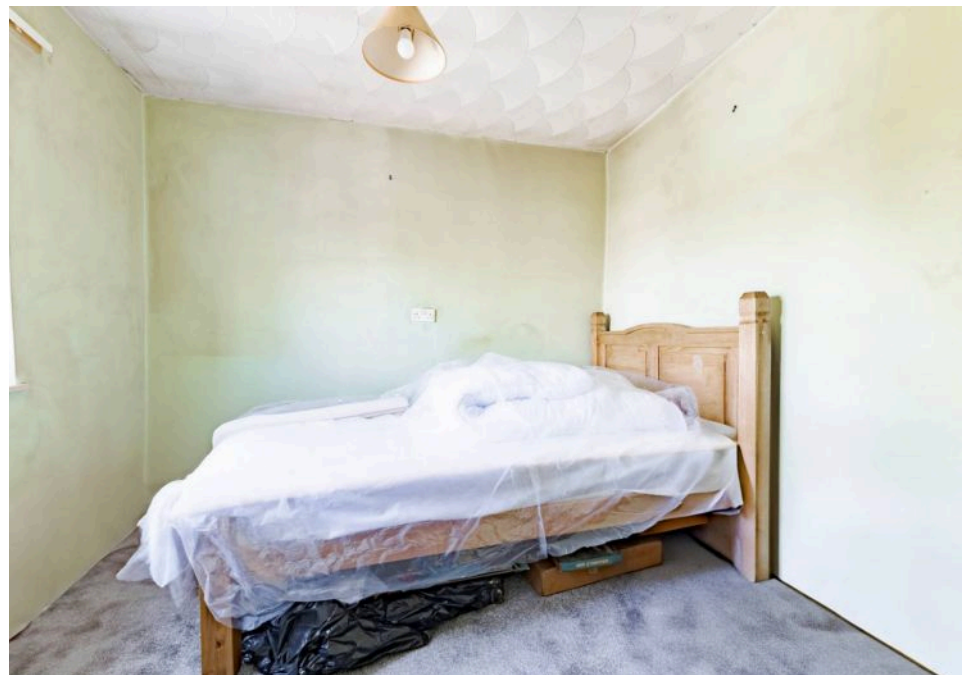
Location

Nestled in the heart of the idyllic Norfolk countryside, Shalom enjoys a prime position on The Green in the sought-after village of Gressenhall. Surrounded by open fields and charming period homes, this peaceful location offers a true taste of rural living while remaining just three miles from the bustling market town of Dereham. The village is steeped in heritage and community spirit, home to the renowned Gressenhall Farm and Workhouse museum and scenic countryside walks. Excellent local amenities, including a primary school, village pub, and shop, make it ideal for families, while easy access to the A47 ensures convenient travel to Norwich, just under 30 minutes away. Whether you're seeking tranquility, character, or connectivity, Gressenhall offers a beautiful blend of all three.



The Green

Upon arrival, the property greets you with a driveway providing off-road parking for two vehicles, setting a practical tone to this wonderful home. As you approach the front door, a small pathway guides you into the abode, where a world of spacious accommodation and period features awaits.



The ground floor welcomes you into the lounge, illuminated by a front-facing window that fills the room with natural light. A charming feature fireplace with a brick hearth adds character and warmth to the space. Flowing seamlessly from the lounge is the kitchen/dining room, complete with stairs leading to the first floor and access to a rear hall. The rear hall grants entry to a three-piece bathroom and the rear garden.

Ascending to the first floor, the landing leads to two generously sized bedrooms. The main bedroom features a period fireplace and additional storage, ensuring both functionality and style are catered for effortlessly.

Venturing outdoors, the enclosed rear garden offers a hint of seclusion and tranquillity. A storage shed awaits, providing practicality and storage solutions, alongside a promise of potential to transform this space into your own personal dream garden.

Agents Notes

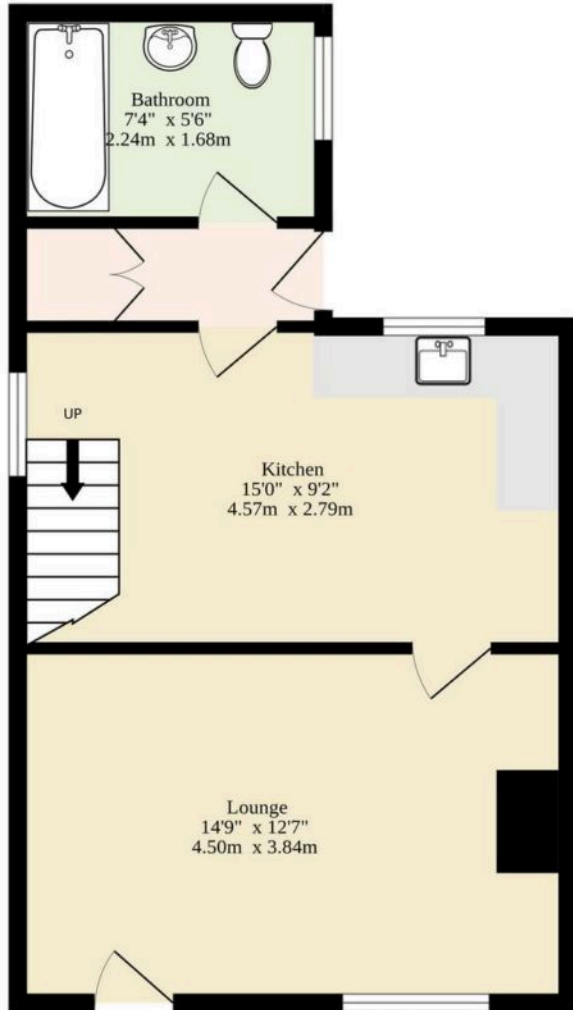
We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: C

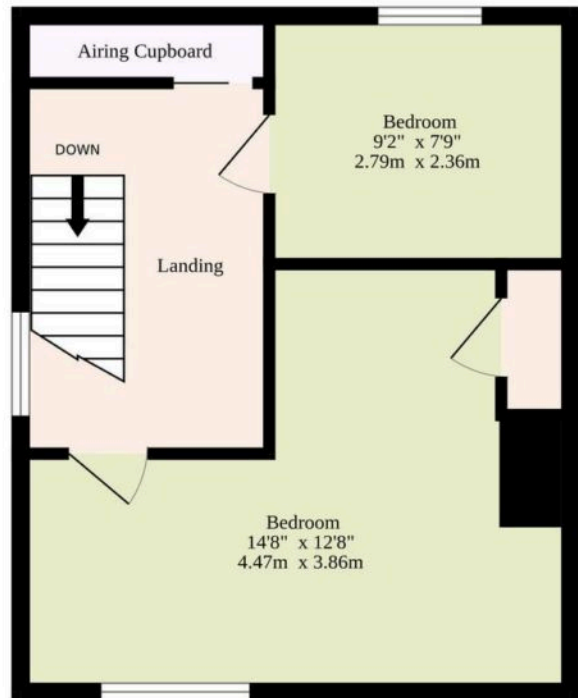
Tenure: Freehold



Ground Floor
386 sq.ft. (35.9 sq.m.) approx.



1st Floor
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

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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