



Swan Drive, Gressenhall, Dereham, NR20 4SW

welcome to

Swan Drive, Gressenhall, Dereham

Step inside this immaculate 3 bedroom link-detached bungalow, offering contemporary style living, and located within a cul-de-sac position in Gressenhall. Boasting an extended kitchen/dining room with integrated appliances, welcoming 17' lounge, generous garden space, ample parking, garage & more!



Description

We are excited to present to the market this beautifully presented 3 bedroom link-detached bungalow, located within this maturing residential development within the sought-after village of Gressenhall.

The property is perfectly situated within the village of Gressenhall, just a stones throw away from the newly renovated pub, The White Swan, and the well-equipped village shop. The local play park and social club can be accessed via a cut through across the road within a few short minutes. Additionally with the bus stop being just around the corner, it is also well connected to the surrounding villages and nearby bustling town of Dereham with further amenities and facilities.

Having undergone improvements and enhancements to the original accommodation since construction, the property comprises; entrance hall, inviting 17' lounge, modern fitted kitchen/dining room with integrated appliances, three good sized bedrooms and the bathroom.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. The property is set within a generous corner plot with an enclosed rear garden, together with a shingle driveway which provides ample off road parking for multiple vehicles and access to the garage.

Viewing this property is a must to fully appreciate the accommodation and specification offered for sale!

The Accommodation

Entrance Hall

Double glazed entrance door with side panel to front aspect, wood effect flooring, airing cupboard housing hot water tank, loft access, radiator and doors opening to all rooms.

Lounge

17' x 10' 9" (5.18m x 3.28m)
With fitted carpet flooring, central decorative fireplace, radiator and double glazed window to front aspect.

Kitchen / Dining Room

17' 4" x 8' 9" (5.28m x 2.67m)
A matching range of soft close wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap above, panelled walls, built-in electric oven, inset electric hob, integrated dishwasher and fridge freezer, breakfast bar, wood effect flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and double glazed patio doors opening to the rear garden.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)
With fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Two

10' 9" x 8' 2" (3.28m x 2.49m)
With fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

8' 7" x 7' 4" (2.62m x 2.24m)
With fitted carpet flooring, radiator and double glazed window to rear aspect.

Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, panelled walls, vinyl flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The front of the property is approached by a shingle driveway which provides ample off road parking for multiple vehicles and access to the garage.

The enclosed, well-proportioned rear garden is laid predominately to lawn with a paved patio seating area, ideal for entertaining friends and family, together with shingle pathways, mature shrubs, trees, personal door access to the garage and gate access to the front aspect.

Garage

With power, lighting, water supply, double glazed window to rear aspect, personal door access to rear aspect and up and over door to front aspect.

Location

Located within the sought-after village of Gressenhall, with a well-known village Green. The village is situated about 3.5 miles from the bustling market town of Dereham and within 20 miles of the City of Norwich. The village boasts The Gressenhall Farm and Workhouse museum and a watermill dating from 1847. Gressenhall also has a village hall, Post Office and a church.

directions to this property:

Upon entering the village of Gressenhall from the Dereham/Beetley direction, proceed through the village. Upon reaching The Swan public house, turn right into Bittering Street. Take the right hand turn into Swan Drive where the property can be found at the bottom of the road, on the right hand side.



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welcome to

Swan Drive, Gressenhall, Dereham

- Extended 3 Bedroom Link-Detached Bungalow
- Modernised And Improved Throughout
- Kitchen/Dining Room With Integrated Appliances
- Oil Fired Central Heating
- Double Glazed Windows
- Enclosed, Well-Proportioned Rear Garden
- Ample Off Road Parking And Garage
- Quiet Cul-De-Sac Position Within Gressenhall

Tenure: Freehold EPC Rating: E



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116339 - 0006

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