



30 Bittering Street

Offers In Excess Of £450,000

A very well presented extended five-bedroom detached house ideally situated with countryside views in the sought-after village location of Gressenhall. This property is ideal for those with a growing family and looking for a rural lifestyle.

As you enter there is a welcoming entrance hall with adjacent Cloakroom/WC, plus access to a generous living room with open fireplace. Next, there is a central modern fitted kitchen with a range of fitted appliances at base & eye level, this room is well complemented by adjacent utility room, with the correct building regulations could be made into one. Further on, there is an open-plan dining/family room complete with spotlight and patio doors to garden.

Upstairs, are the five bedrooms, three of which are double sized and then a further two single rooms. Bedroom one benefits from an en-suite shower room, with bedroom two also boasting its own en-suite cloakroom. There other bedrooms are serviced by a stylish bathroom suite.

Outside, to the front, is a gated driveway to garage providing ample off-street parking and plenty of space for a mobile home or caravan, to the side is access to the rear garden. To the rear, is a sleek patio area leading to a landscaped garden with laid grass, flower beds and shrubs. Towards the end of the garden is a storage shed, and area currently used as a chicken coop.

Services - Oil central heating. Mains water, drainage, and electricity are connected.



Situation

Gressenhall is a pretty village situated 3 miles to the north of Dereham. The village, which has a picturesque green, benefits from a bus service into Dereham and offers amenities including a post office and store, as well as the recently re-opened, White Swan Public House just opposite. The neighbouring, leafy village of Beetley also has a primary school and a Thai restaurant (The New Inn). Gressenhall is roughly a 30 minute drive from the beautiful North Norfolk coast which has numerous golden sandy beaches.

Directions

To find the property from Dereham head north on the B1146 Fakenham Road and after 1 ½ miles take the left hand turning towards Beetley (continuing on the B1146). Upon reaching Beetley village turn left into Litcham Road, signposted Gressenhall. Proceed through the village until you reach cross roads with The White Swan ahead of you. Turn right onto Bittering Street where the property will be found on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

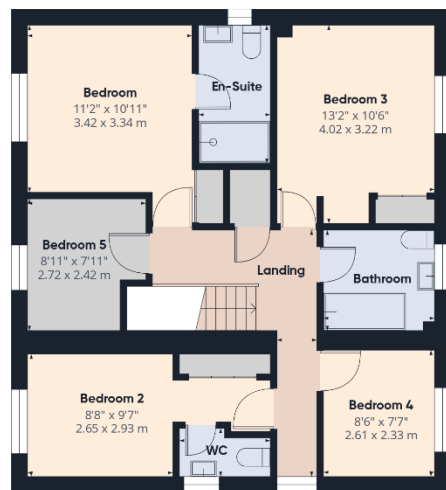
This property is being marketed by our Dereham office and the property reference is AD0441.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

PARSONS
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Approximate total area^m

1510 ft²
140.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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