



19 Halls Drive

£225,000

This well-maintained bungalow is perfectly positioned in the desirable village of Gressenhall, offering a peaceful rural lifestyle. An excellent choice for downsizers or anyone seeking a charming village setting.

Step into the welcoming entrance hall, which also opens directly to the rear garden. To the side, the former garage has been thoughtfully converted to create a versatile second bedroom with en-suite shower room – ideal for guests, a home office, or hobby space.

From the inner hallway, you'll find a cosy living room complete with feature fireplace, a well-fitted kitchen with a range of base and eye-level units, and the generous main double bedroom. A stylish bathroom suite completes the interior.

Outside, the property benefits from a large frontage with a lawned garden and block-paved driveway, providing off-street parking for multiple vehicles – with potential to extend parking further, if desired. To the rear, a private garden offers a lovely outdoor retreat, with lawn, mature flowerbeds, and access to both a summer house and a garden shed.

Services

Electric heating. Mains water, drainage, and electricity are connected.

This property is being marketed by our Dereham office and the property reference is AD507.



Situation

Gressenhall is a pretty village situated 3 miles to the north of Dereham. The village, which has a picturesque green, benefits from a regular bus service into Dereham and offers the recently re-opened, White Swan Public House. The neighbouring, leafy village of Beetley also has a primary school and a Thai restaurant (The New Inn).

Directions

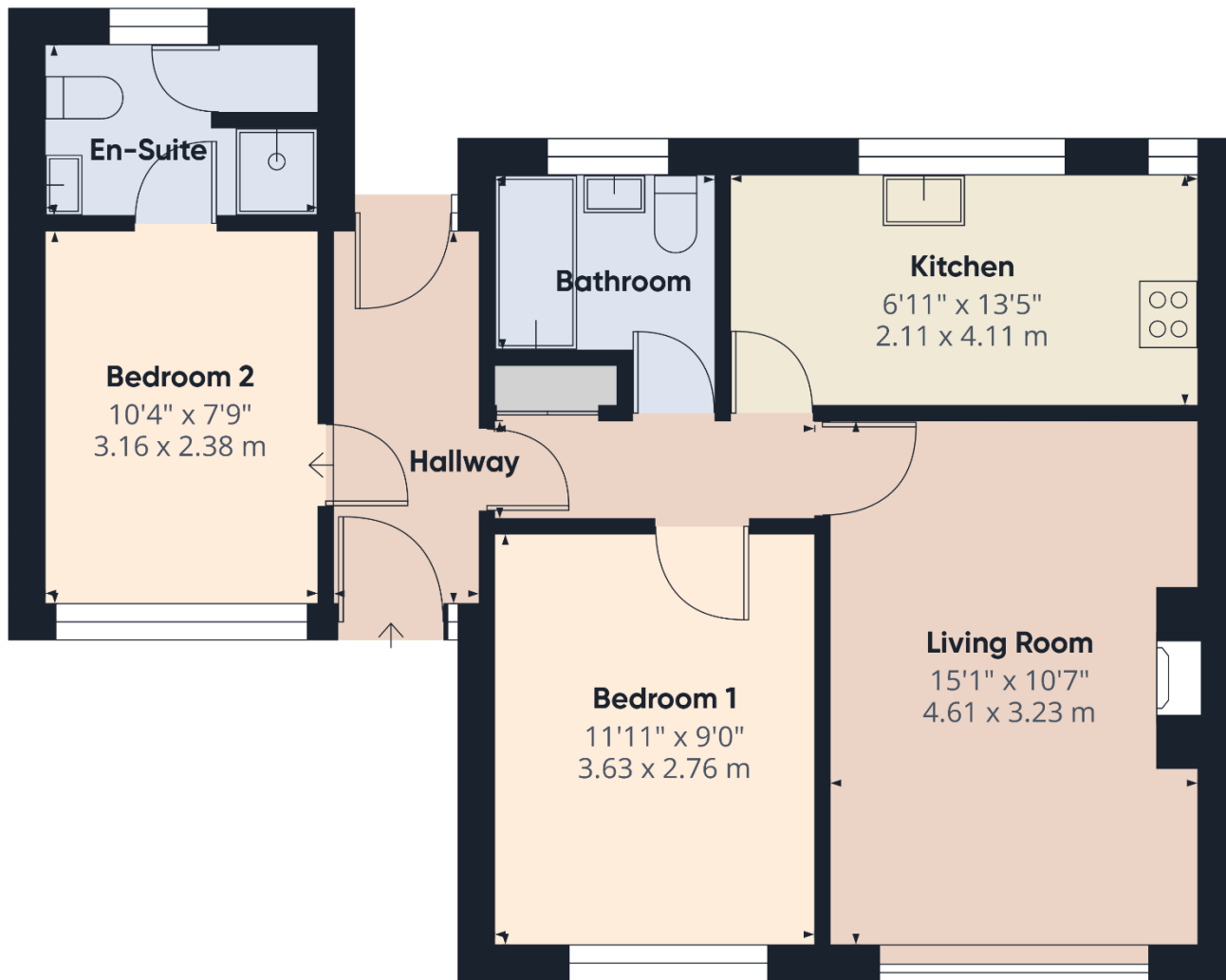
To find the property from Dereham head north on the B1146 Fakenham Road and after 1 ½ miles take the left hand turning towards Beetley (continuing on the B1146). After proceeding through the Beetley village turn left onto Stoney Lane, followed by the first left hand turning onto Bittering Street. Take the first left turning into Halls Drive where the property will be found on the left hand side.

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



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.





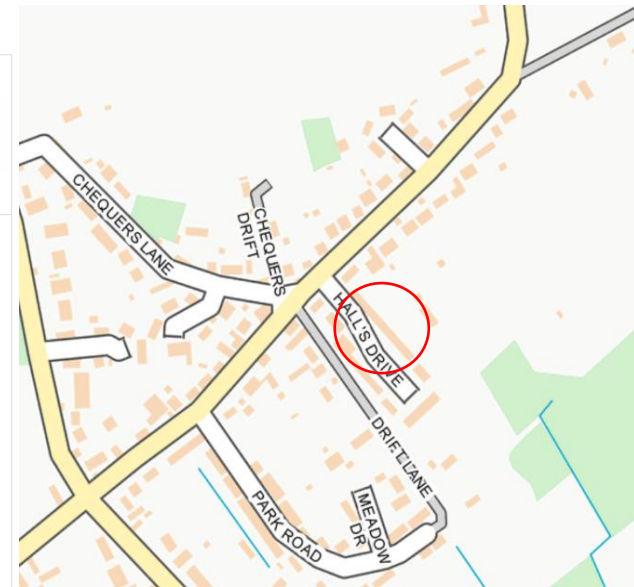
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COMPANY

Approximate total area^m
593 ft²
55.1 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		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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