



THE STORY OF
Mariners
Gressenhall, Norfolk

SOWERBYS



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Mariners

24 Bilney Road, Gressenhall, Dereham
NR20 4EG

Detached Bungalow

Internal Accommodation Stretching to 3023 sq. ft.

Four/Five Bedrooms

Large Kitchen/Diner

Sitting Room

Utility Room

Ensuite Shower Room and Family Bathroom

Double Garage

Large Undercover Outdoor Entertaining Area

16 Solar Panels and 2 Batteries

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Mariners has been a much-loved home, offering an abundance of space and versatility in the heart of Gressenhall. Set on a generous plot, this detached bungalow has been thoughtfully designed to provide flexible accommodation, making it ideal for family life or those looking for a home that can adapt to their needs.

Stepping inside, the impressive dual-aspect sitting room welcomes you with its sense of space and light, offering the perfect place to unwind or entertain. The kitchen and dining area, stretching over 24 feet, forms the heart of the home—well-equipped and designed for sociable family meals. A conservatory adds another delightful spot to enjoy the garden views, while a utility room ensures practicality is never compromised.

With up to five bedrooms, including a study that can serve as a home office or an additional bedroom, the layout is as flexible as it is spacious. The family bathroom and ensuite shower room provide modern comfort, catering to busy households.

Outside, the wrap-around garden offers a peaceful retreat, enclosed for privacy and framed by mature planting. Whether hosting summer gatherings or simply enjoying the fresh air, this outdoor space is a true extension of the home. A double garage, workshop, and ample off-road parking ensure that storage and practicality are well taken care of.

Mariners is a home that has been cherished, offering not just accommodation but a wonderful lifestyle in this sought-after village setting. Now, it awaits new owners to make their own memories and enjoy all that it has to offer.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Gressenhall

EXPERIENCE HISTORY AND RURAL LIVING

Gressenhall is a charming village known for The Gressenhall Farm and Workhouse museum which provides a fascinating insight into rural life and the history of the workhouse system in England.

The village offers a tranquil countryside setting with charming cottages and a close-knit community atmosphere. Take a leisurely walk or bike ride along the village lanes, visit the local pub or attend community events such as fairs or farmers' markets.

Nearby you have the Dereham windmill which offers views of the surrounding countryside and insights into Norfolk's milling history, Bishop Bonner's Cottage Museum or take a scenic drive and explore the stunning Norfolk coastline, including beautiful beaches and nature reserves.

Gressenhall is accessible by car via the A47 and is approximately a twenty minute drive from Dereham.

Nearby, the charming village of Beetley boasts a selection of local amenities, including a small convenience store, a primary school, and a community centre.

Beetley is surrounded by beautiful countryside, making it ideal for outdoor enthusiasts. There are plenty of walking and cycling routes to explore, as well as nearby parks and green spaces. The local community often organises events, fostering a strong sense of togetherness. Whether you're looking for peaceful walks, community events, or easy access to urban facilities, Beetley is a hidden gem worth considering.



Note from Sowerbys



Just some of the garden at Mariners.

“Whether hosting summer gatherings or simply enjoying the fresh air, this outdoor space is a true extension of the home.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 4634-3922-6409-0360-4296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///dispenser.goggle.scrapped

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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