



THE STORY OF
Afran
Gressenhall, Norfolk

SOWERBYS



THE STORY OF

Afran

97 Bittering Street, Gressenhall, Norfolk
NR20 4EQ

Highly Desirable Village Location

Three Double Bedrooms

En-Suite Shower Room and
Ground Floor Bathroom

Triple Aspect Lounge

0.33 Acre Plot (STMS) with Potential
for Additional Dwelling (STPP)

Close to Village Amenities and Pub

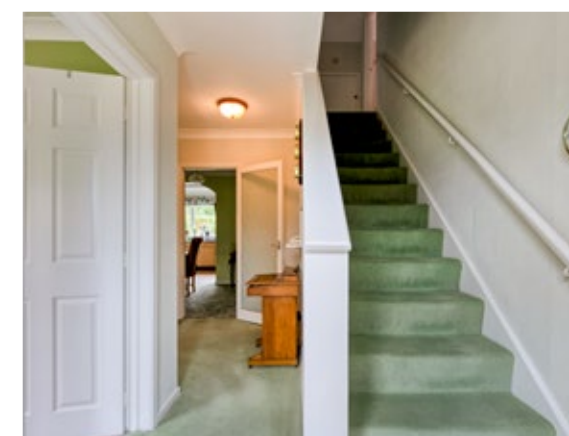
Garage and Numerous Outbuildings

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Set within a generous 0.33 acre plot (stms), this beautifully situated property blends rural tranquillity with practical living, offering an exceptional opportunity for those seeking space, character, and future potential.

From the moment you arrive, Afran offers a sense of calm. Tucked in a quiet corner of a friendly Norfolk village, it's just a short stroll from the pub and amenities, yet feels wonderfully secluded.

Inside, the home offers a wonderfully balanced layout designed for modern family life. Three generous double bedrooms ensure there is space for family, guests, or even a dedicated home office. The principal suite enjoys the privacy of its own en-suite shower room, while a ground floor bathroom provides further flexibility for family living or multi-generational needs.

The heart of the home is the triple-aspect sitting room - a bright, welcoming space that captures natural light throughout the day and frames views of the expansive garden beyond.

Spanning approximately one-third of an acre (stms) the grounds offer privacy, room to grow, and outstanding potential, including scope for an additional dwelling (subject to planning permission). Whether you're dreaming of a second home, annexe, or simply wish to enjoy the space as a tranquil garden retreat, the opportunity here is as exciting as it is rare.

Outbuildings and a garage enhance the property's practicality, providing ample storage, workshop space, or hobby potential making it ideal for creatives, car enthusiasts, or keen gardeners.

Afran offers more than just a home, it's a lifestyle. With charm, comfort, and real potential, it's a place to grow, create, and enjoy village life with space to match your ambitions.





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



“The grounds offer privacy, room to grow, and outstanding potential...”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///neater.ironic.renamed

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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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