



## 6 Park Road

Guide Price £200,000 - £220,000

This detached bungalow is packed with potential and is set in a peaceful village location and is offered for sale with no onward chain!

The accommodation two double bedrooms, a spacious living room with access to the sunroom to rear, a fitted kitchen, and a shower room suite.

Externally, the property benefits from a single garage and off-road parking, along with an enclosed rear garden.

Offering ample potential for personalisation and improvement, this bungalow presents a fantastic opportunity for buyers looking for a property in a highly sought-after location.

### Services

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

This property is being marketed by our Dereham office and the property reference is AD0498.

**N.B.** Due to this property being an executive sale, the information available is limited.



## 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.

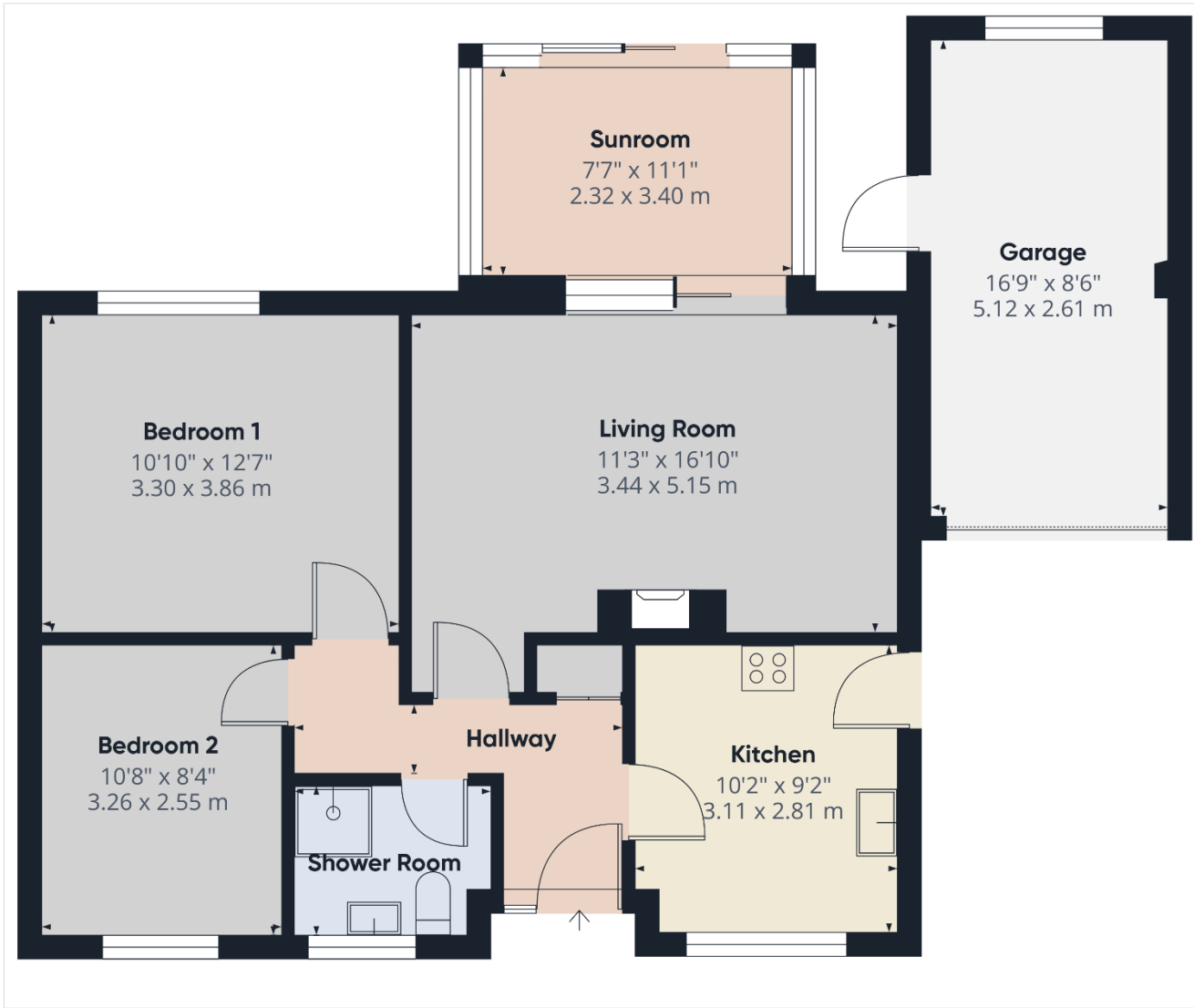
## Directions

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, followed by the right turning onto Bittering Street. Take the right turning onto Park Road where the property will be found at the end on the right 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.





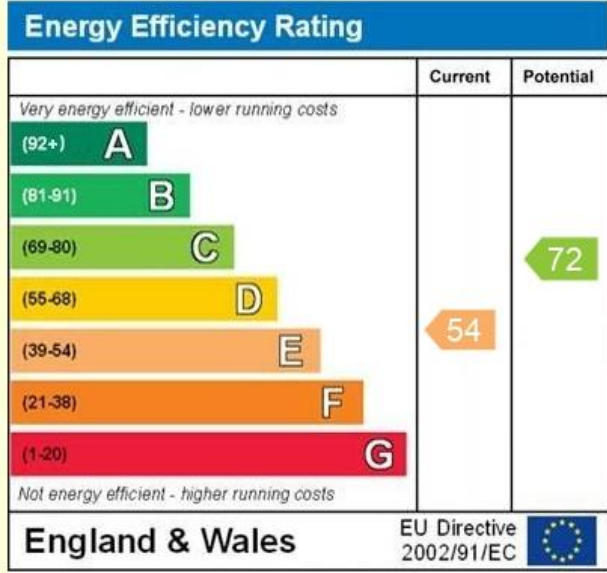
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Approximate total area<sup>m</sup>  
853 ft<sup>2</sup>  
79.2 m<sup>2</sup>

(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



**Dereham Office**  
37 Quebec Street, Dereham, NR19 2DJ  
01362 696895  
post@parsonsandcompany.co.uk

**PARSONS**  
COMPANY

**Reepham Office**  
Market Place, Reepham, NR10 4JJ  
01603 870473  
info@parsonsandcompany.co.uk