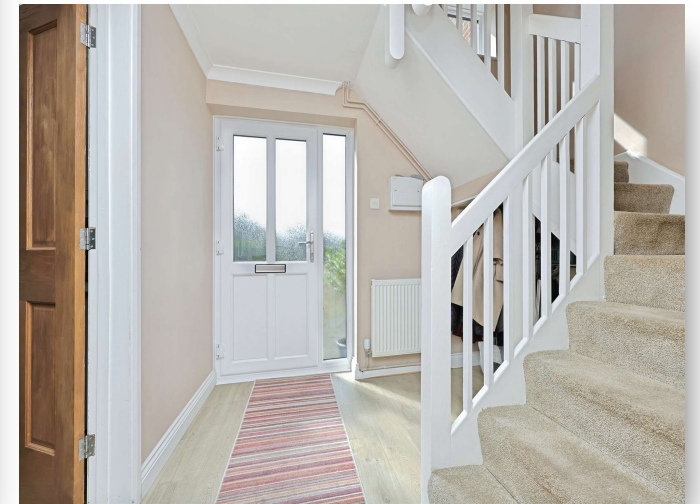




Freezer Close, Gressenhall, Dereham, NR20 4SU

welcome to

Freezer Close, Gressenhall, Dereham

A well-presented two-bedroom home located in the popular village of Gressenhall. Offering a modern fitted kitchen, spacious lounge with log burner, bright garden room, two generous bedrooms and an enclosed rear garden backing onto woodland. A charming countryside home with excellent outdoor space.



We are delighted to offer this well-presented two-bedroom semi-detached home, situated in the sought-after rural village of Gressenhall. Offering spacious accommodation throughout, this charming property benefits from a modern fitted kitchen, a bright and versatile garden room, and a generous rear garden backing onto woodland.

The property is entered via a spacious entrance hall, which leads to a contemporary fitted kitchen featuring a range of wall and base units, an electric hob, built-in oven, fridge, dishwasher and washing machine. To the rear of the property is a dining room overlooking the garden, while the generously sized living room provides a warm and inviting space to relax, complete with a charming log burner. Flowing seamlessly from the lounge is the impressive garden room, enjoying an abundance of natural light from surrounding windows and double doors opening onto the rear garden. Upstairs, the property offers a spacious landing, two well-proportioned double bedrooms, and a family bathroom fitted with a white suite and shower over the bath.

Externally, the rear garden provides an excellent outdoor space, featuring a decked seating area, laid lawn, two useful sheds, and attractive woodland beyond, creating a peaceful and private setting.

This delightful home combines village living with modern convenience and would be ideal for professionals, couples or small families seeking a countryside location. Early viewing is highly recommended.



view this property online williamhbrown.co.uk/Property/DRM115667



welcome to

Freezer Close, Gressenhall, Dereham

- £230,000 - £240,000 Guide Price
- Sought-after rural village location
- Modern fitted kitchen with integrated appliances
- Spacious lounge with characterful log burner
- Bright and versatile garden room

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM115667



Property Ref:
DRM115667 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk