



INTRODUCING

9 Priory Drove

Great Cressingham, Norfolk

SOWERBYS



THE STORY OF

9 Priory Drove

Great Cressingham, Norfolk
IP25 6NJ

Three-Bedroom Semi-Detached Home

Spacious Sitting Room

Kitchen/Dining Room

Family Bathroom

Generous Enclosed Rear Garden

Driveway Providing Off-Road Parking

Well-Proportioned Accommodation Throughout

Scope to Modernise and Add Value

Situated in the Desirable village of Great Cressingham

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Positioned within the sought-after village of Great Cressingham, this three-bedroom semi-detached home offers generous accommodation, a substantial rear garden and driveway parking, making it an ideal home for families, first-time buyers or investors.

The accommodation is well laid out and comprises a welcoming entrance hall leading to a bright sitting room and a spacious kitchen/dining room overlooking the rear garden.

Upstairs are three well-proportioned bedrooms served by a family bathroom. While the property has been well maintained, it presents an excellent opportunity for a new owner to update and personalise to their own taste.

Outside, the property enjoys a generous enclosed rear garden, providing ample space for children to play, entertaining or future landscaping. To the front, a private driveway offers convenient off-road parking, completing this practical village home.

Great Cressingham is a well-regarded Norfolk village surrounded by beautiful countryside, offering a peaceful rural lifestyle whilst remaining within easy reach of Watton, Swaffham and Thetford, where a wider range of amenities, schooling and transport links can be found.

Offering spacious accommodation, a large garden and driveway parking in a desirable village setting, this is an excellent opportunity to secure a home with plenty of potential in the heart of rural Norfolk.



Ideal home for families,
first-time buyers or
investors.





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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Great Cressingham

IN NORFOLK
IS THE PLACE TO CALL HOME

Great Cressingham is a charming Norfolk village surrounded by beautiful countryside, offering a peaceful rural lifestyle while remaining within easy reach of everyday amenities. Rich in history and community spirit, the village is an attractive setting for those seeking the tranquillity of country living.

At the heart of the village stands the historic St Michael's Church, a striking medieval landmark that reflects Great Cressingham's long heritage. The village is also home to a traditional village hall and an active local community, with regular events bringing residents together throughout the year.

Situated just a short drive from the market town of Watton, Great Cressingham enjoys convenient access to a range of shops, supermarkets, cafés, schools and healthcare facilities. The nearby towns of Swaffham and Thetford further expand the area's amenities, while excellent road links connect the village to Norwich, King's Lynn and beyond.

Surrounded by the beautiful Breckland countryside, Great Cressingham is ideal for those who enjoy the outdoors. Quiet country lanes, public footpaths and nearby woodland provide excellent opportunities for walking, cycling and wildlife watching, making it a wonderful place to enjoy Norfolk's natural beauty.



Note from Sowerbys



“Offering a peaceful rural lifestyle with scope to modernise and add value .”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref: - 2222-3020-5201-1082-5204

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: ///schematic.tacky.hillside

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SOWERBYS

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