





Bittering Street, Gressenhall, Dereham, NR20 4EQ

william h brown

welcome to

Bittering Street, Gressenhall, Dereham

No onward chain! A spacious four-bedroom detached family home situated in the popular village of Gressenhall, offering a generous lounge, dining room, conservatory, fitted kitchen, utility room, en-suite to the principal bedroom, single garage, ample off-road parking.





NO ONWARD CHAIN! Situated in the highly sought-after village of Gressenhall, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, complemented by a conservatory, utility room and single garage.

The property is welcomed via a spacious entrance hall with a convenient ground floor cloakroom. The fitted kitchen offers an excellent range of wall and base units, an electric hob, and eye-level ovens. Adjoining the kitchen is a practical utility room with additional storage, sink unit, space for appliances, and internal access to the single garage. The generous lounge provides an ideal space for relaxation, centred around an attractive feature fireplace and flowing seamlessly into the dining room. Double doors lead from the dining area into the bright and airy conservatory, creating the perfect space for entertaining or enjoying views over the garden.

To the first floor, there are four bedrooms, including a well-proportioned principal bedroom benefitting from an en-suite. The remaining bedrooms are served by a family bathroom comprising a three-piece suite and separate walk-in shower.

Externally, the property enjoys a substantial driveway providing ample off-road parking, alongside established shrubs. The enclosed rear garden features a patio seating area, well-kept lawn, mature shrub borders, and two garden shed, offering a wonderful outdoor space for families and entertaining

Agent Note Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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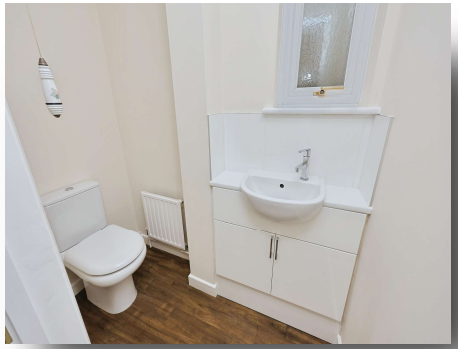
- No onward chain!
- Driveway parking, single garage and enclosed rear garden
- Freshly redecorated and fitted with new carpets throughout
- Separate dining room and conservatory
- Fitted kitchen with eye-level ovens

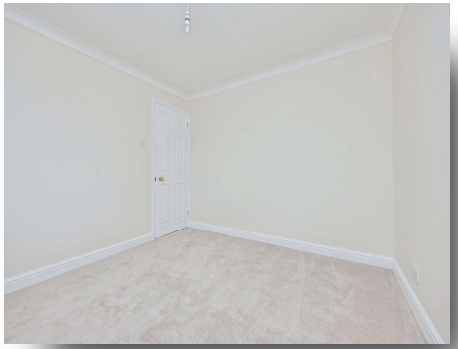
Tenure: Freehold EPC Rating: D
Council Tax Band: D

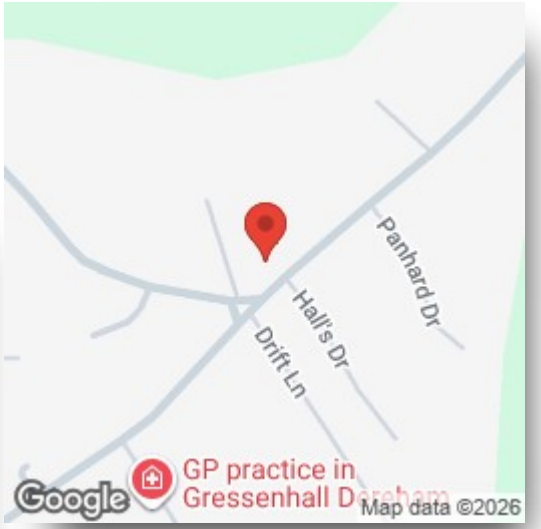
guide price

£415,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM116885 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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