



3 Soken Drive

Guide Price £270,000 - £290,000

This spacious detached bungalow occupies a generous corner plot in a sought-after village setting, offering versatile living space and well-maintained wrap-around gardens.

The property features a fitted kitchen with a dining area, ideal for both everyday living and entertaining.

The bright and welcoming living room provides direct access to a sunroom, creating a lovely additional reception space filled with natural light.

There are three good-sized bedrooms, that are serviced by a shower room.

Outside, the gardens wrap around the property and have been well-maintained. Further benefits include a single garage, driveway providing off-road parking, and the advantage of no onward chain.

Situated in a popular village location, the property combines peaceful surroundings with convenient access to local amenities.

Services

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

This property is being marketed by our Dereham office and the property reference is AD0610.



Situation

Gressenhall is a pretty village situated 3 miles to the north of Dereham. The village, which has a picturesque green, benefits from a regular 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 onto Litcham Road, signposted Gressenhall. Proceed into the village and take the right hand turning into Soken Drive, where the bungalow is the first property on the left hand side with a Parsons & Company 'For Sale' board erected for ease of identification.

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.



Approximate total area^m
1005 ft²
93.4 m²

(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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	52 E	
21-38	F		
1-20	G		



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