



36 Litcham Road, Gressenhall

In Excess of £425,000

36 Litcham Road

Gressenhall, Dereham

Set within the popular village of Gressenhall and enjoying views across open fields and paddocks, this well-presented detached chalet bungalow offers exceptionally flexible accommodation ideal for multi-generational living or large families. The property features six spacious bedrooms, including a principal suite with dressing room, en suite shower room, and Juliet balcony, as well as a generous bay-fronted lounge with wood-burning stove, a separate study, and a large open-plan kitchen and dining room with integrated appliances, tiled flooring, and two sets of French doors opening to the garden. A versatile snug, separate utility room, and two bathrooms, one with a four-piece suite and another with a modern shower room, provide added practicality. Outside, the enclosed rear garden is mainly laid to lawn with a large paved patio, while a wide gravel driveway offers ample off-road parking and leads to a detached double garage with an electric door.

Location

Litcham Road runs through the village of Gressenhall, a well-served rural community in central Norfolk surrounded by countryside and farmland. The village offers a primary school, a post office, a pub, a community shop, and easy access to the popular Gressenhall Farm and Workhouse museum. Located just over 3 miles from the market town of Dereham, residents benefit from nearby supermarkets, schools, medical facilities, and direct links to the A47 for routes towards Norwich, Swaffham, and King's Lynn. The area is ideal for those who enjoy walking, cycling, and outdoor activities, with scenic trails and quiet lanes on the doorstep. Gressenhall has a strong village spirit, with local events and clubs bringing neighbours together, while the nearby village of Litcham provides further amenities, including a high school, surgery, and access to open common land.





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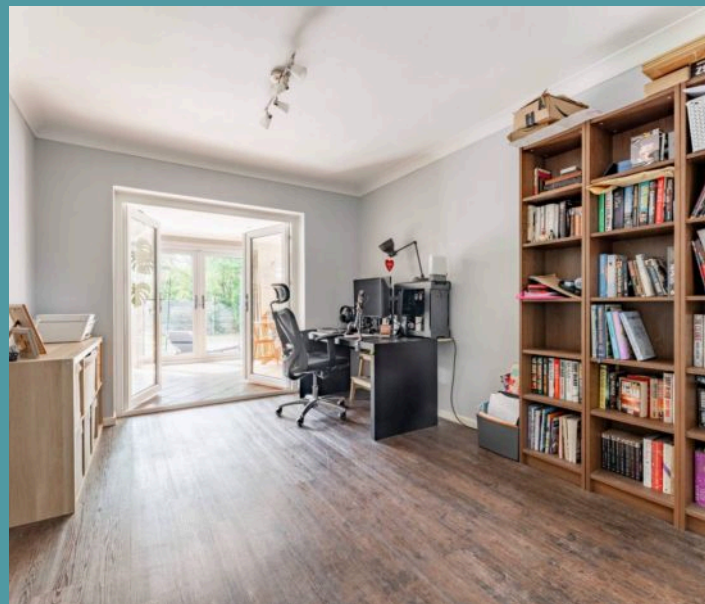
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Step inside this impressively spacious and well-presented chalet bungalow, where generous proportions and flexible living define every corner. From the entrance hall, you're immediately met with a sense of practicality thanks to a convenient under-stairs storage cupboard, ideal for coats and household essentials.

To the front of the home sits a light-filled, bay-fronted lounge featuring a wood-burning stove set within a chimney with a glazed front, creating a cosy focal point. Twin radiators and Karndean flooring add warmth and style, while double doors open into a dedicated study, perfect for home working or quiet space, with its own radiator and continued Karndean flooring throughout.

To the rear, the open-plan kitchen and dining room offers a superb hub for everyday living and entertaining. Fitted with matching base and eye-level units, worktop space, a 1.5 bowl stainless steel sink, and a tiled splashback, this space is both stylish and practical. Integrated appliances include an eye-level electric fan-assisted oven and a four-ring gas hob powered by LPG with extractor hood above. Two sets of French doors flood the room with natural light and connect the space with the rear garden, while tiled flooring and three radiators add comfort and polish.

Adjacent to the kitchen, the generous utility room extends the practicality of the home, complete with additional units, a stainless steel sink, space for white goods, and a rear window allowing in light. From the kitchen/diner, French doors open into a spacious and versatile snug with French doors leading back into the hall, creating a flexible flow that suits family life or entertaining with ease.



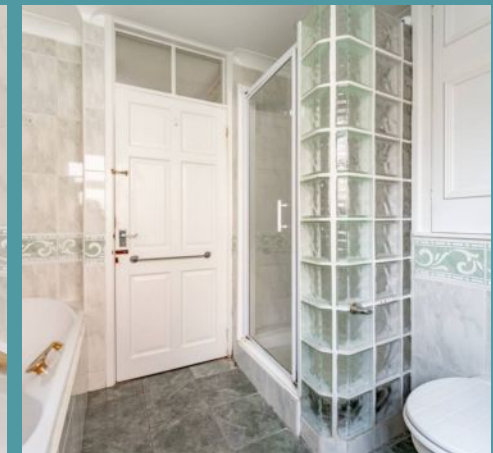
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The ground floor also features two sizeable double bedrooms, both with carpet flooring—one benefiting from a skylight—and easy access to the well-appointed family bathroom. The bathroom includes a four-piece suite with a bath, a wash hand basin, a concealed-cistern WC, and a tiled shower enclosure with glass screen, all finished with fully tiled walls, a side-facing window, and a radiator.

Upstairs, the landing leads to the remaining four bedrooms, two of which are comfortable doubles. The standout is the principal bedroom, a peaceful sanctuary with double doors leading to a Juliet balcony that looks out over fields and paddocks. This room also includes a private dressing area, fitted carpet, and its own en suite shower room featuring a tiled enclosure with glass screen, pedestal basin, WC, lit mirror with shaving socket, and heated towel rail. Another double room also enjoys ample fitted wardrobe space, while the remaining bedrooms continue the generous theme, filled with natural light, all carpeted, and warmed by radiators.

Completing the upstairs layout is a family shower room, fitted with a modern three-piece suite, including a tiled enclosure with glass screen, pedestal basin, WC, and heated towel rail, with natural light coming through the side window.





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Outside, the enclosed rear garden provides a wonderfully private setting, overlooking open fields and paddocks beyond. It's laid mainly to lawn with a large paved sun patio, offering a relaxed spot for outdoor seating or summer dining.

The front of the property is equally impressive, with a double-width gravel driveway leading to a detached double-width, double-height garage with an electric door, offering parking for four cars.

Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Heating system- Oil-Fired Central Heating

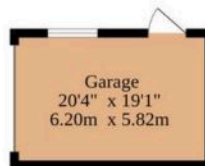
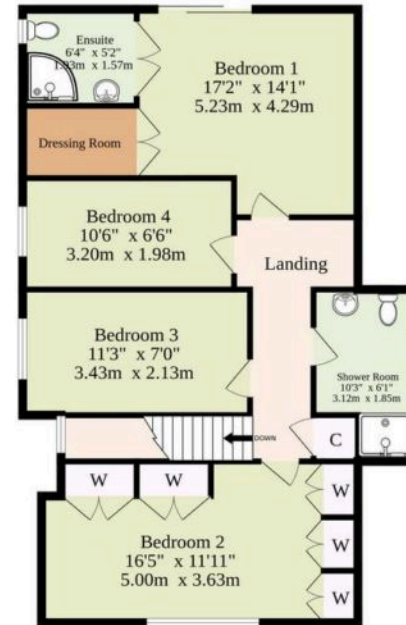
Council Tax Band- E



Ground Floor
1465 sq.ft. (136.1 sq.m.) approx.



1st Floor
709 sq.ft. (65.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 2174 sq.ft. (202.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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