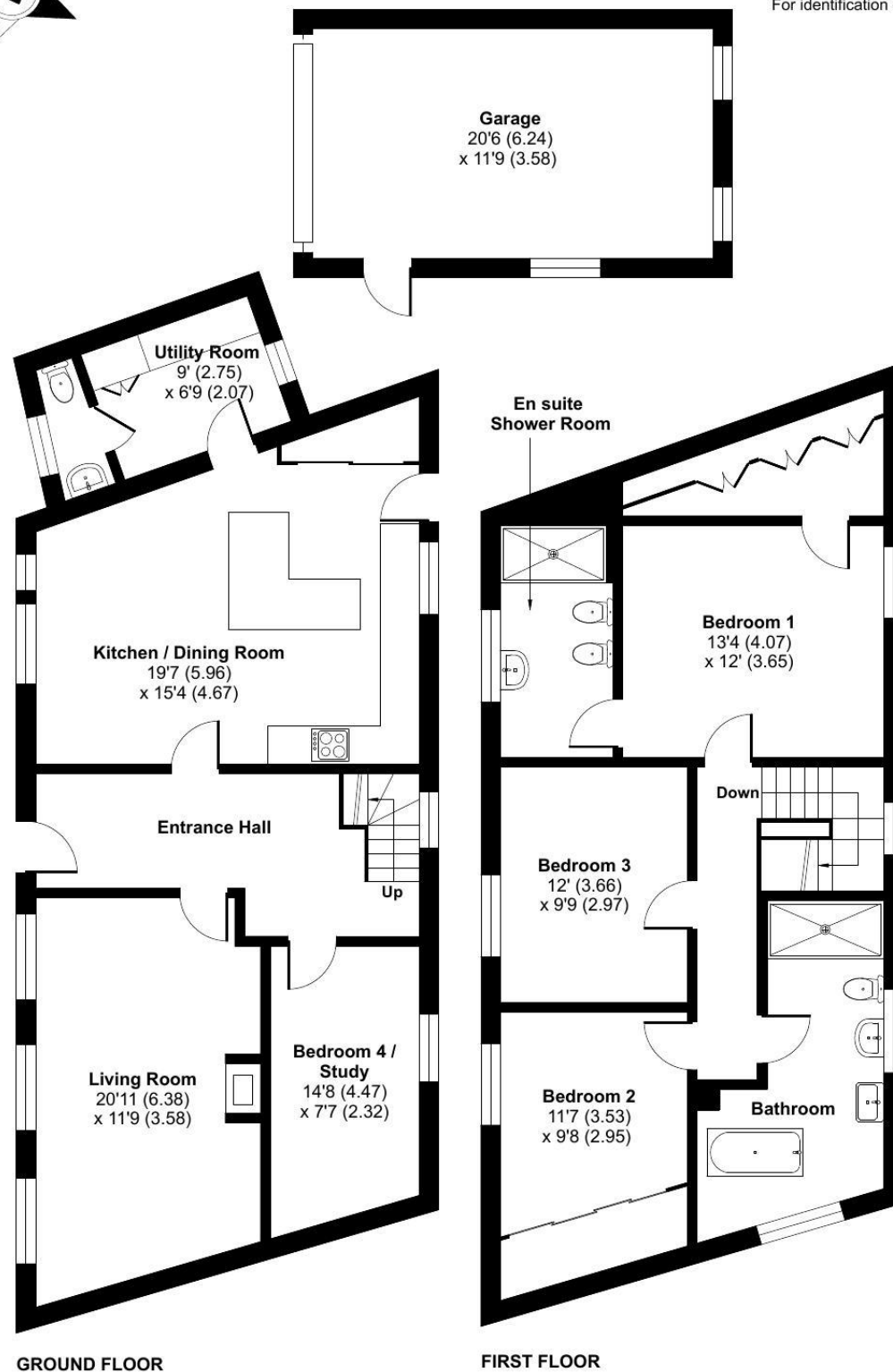
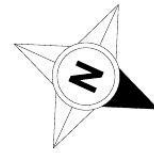


The Street, Great Cressingham, Thetford, IP25

Approximate Area = 1672 sq ft / 155.3 sq m
Garage = 240 sq ft / 22.2 sq m
Total = 1912 sq ft / 177.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Longsons. REF: 1508355



The Street, Great Cressingham, Thetford, IP25 6NL

Stunning fully updated character property situated in the heart of the popular village of Great Cressingham. This fabulous property has much to offer and includes underfloor heating to ground floor, oak doors, flooring, architrave and skirting throughout.

Guide Price £560,000 - £575,000 Freehold

EER D (58/78) EIR (0/0)

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



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Guide Price £560,000-£575,000
Situating right in the heart of the popular village of Great Cressingham, Longsons are delighted to bring to the market this absolutely stunning, fully updated throughout detached three/four-bedroom character property. This fabulous property has been meticulously renovated to a high specification throughout by the current owners and has much to offer including kitchen/dining room, en-suite shower room, living room, oak doors and flooring, garage, sizeable well-maintained gardens, utility room, cloakroom, car port, parking and much more. Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, living room, kitchen/dining room, utility room, four bedrooms (bedroom four on ground floor), en-suite shower to bedroom one, cloakroom with WC, bathroom, garage, car port, parking, sizeable

gardens, oil-fired central heating (underfloor heating to ground floor) and UPVC double glazing.

Location
Great Cressingham is a quiet, rural village situated approximately 15 miles from Dereham, 5 miles from Watton and 6 miles south of the bustling market town of Swaffham. The village itself features a medieval church, an extensive village green with a children's play area, The Village Hall and The Hive both of which offer community events. There is also a former Victorian schoolhouse, originally built 1840, which has been very carefully restored to reflect its appearance in Victorian times. It is occasionally visited by school parties, providing a glimpse into what education was like in that era. The popular village pub, The Old Windmill, offers meals and accommodation with a warm welcome. The surrounding

countryside is particularly attractive, offering excellent opportunities for walking and observing local wildlife.

Swaffham lies approximately 30 miles from the cathedral city of Norwich, 16 miles from King's Lynn, and around 17 miles from both Sandringham and Thetford Forest, while the coastal town of Hunstanton is just 28 miles away. The Norfolk Broads can also be reached in around an hour.

The town provides ample free parking and benefits from a regular bus service. Amenities include a small social history museum, a selection of public houses, restaurants and cafes, as well as supermarkets such as Waitrose, Tesco and Asda, alongside a variety of independent shops.

Swaffham offers schooling for all ages, together with sports and leisure facilities, and a popular golf club on the outskirts of the town.





A traditional market is held every Saturday, featuring stalls selling fresh fish and meat, fruit and vegetables, cheeses, eggs, bread and cake, tools and plants.

Rail connections to Cambridge and London King's Cross are available from nearby Downham Market and Brandon.

Entrance Hall

Composite entrance door to front, engineered oak boards flooring, oak staircase to first floor, UPVC double glazed window to rear.

Living Room

20'11" (6.38m) x 11'9" (3.58m)
Feature fireplace with inset log burning stove, engineered oak flooring, UPVC double glazed windows to front.

Kitchen/Dining Room

19'7" (5.97m) x 15'4" (4.67m)

Modern fitted kitchen units to wall and floor, quartz work surface over, inset stainless steel sink unit with mixer tap incorporating instant boiling water tap, integrated dishwasher, integrated fridge/freezer, large electric Rangemaster range style oven and hob with extractor hood over, built-in storage cupboards, composite double glazed entrance door opening to rear garden, UPVC double glazed windows to front and rear, tiles to floor.

Utility Room

9'0" (2.74m) x 6'9" (2.06m)

Fitted kitchen units to wall and floor, work surface with space and plumbing under for washing machine and tumble dryer, space for additional fridge/freezer if required, tiles to floor, obscure glass UPVC double glazed window to rear.

Cloakroom

Hand washbasin set within fitted cabinet, WC, obscure glass UPVC double glazed window to front, tiles to floor.

Bedroom Four/Study (Ground Floor)

14'8" (4.47m) x 7'7" (2.31m)

UPVC double glazed window to rear.

Stairs and Landing

Picture window, loft access.

Bedroom One

13'4" (4.06m) x 12'0" (3.66m)

Walk-in wardrobe with bespoke fitted wardrobes, UPVC double glazed window to rear, radiator, door to en-suite shower room.





En-Suite Shower Room

Large walk-in shower cubicle with rainfall shower head over and separate hand shower attachment and wall mounted water controls, hand washbasin set within fitted cabinet, bidet, WC, towel radiator and electric underfloor heating, fully tiled walls, obscure glass UPVC double glazed window to front.

Bedroom Two
12'0" (3.66m) x 9'9" (2.97m)

Bespoke fitted wardrobes, UPVC double glazed window to front, radiator.

Bedroom Three
11'7" (3.53m) x 9'8" (2.95m)

UPVC double glazed window to front, radiator.

Bathroom

Luxury five piece bathroom suite comprising oval stand-alone bath with stand-alone water outlet and separate hand shower attachments, hand washbasin set within fitted cabinet, large walk-in shower cubicle with rainfall shower head over, separate hand attachment and wall mounted water controls, bidet, WC, fully tiled walls, tiles to floor, two towel radiators, obscure glass UPVC double glazed windows to rear and side.

Outside Front

Delightful cottage style front garden, path to front door, shrubs, plants and roses to borders, wrought iron railings to perimeter, outside light, secure gated access to driveway.

Driveway

Laid to block paving providing parking for several vehicles and access to garage, stand-alone car port, EV car charging point, gated access to rear garden.

Rear Garden

Lovingly maintained sizeable rear garden mainly laid to lawn, selection of established shrubs, plants and flowers to beds and borders, paved patio seating area, further seating area laid to shingle, vegetable growing area with raised beds and greenhouse with irrigation system to greenhouse, wooden garden shed with electric light and power, outside tap, outside light.

Garage
20'6" (6.25m) x 11'9" (3.58m)

Motorised electric main roller door to front, window to rear and side, entrance door opening to rear garden.

Agent's Note

EPC rating .D58 (Full copy available on request).

Council tax band E (Own enquiries should be made via Breckland District Council).

- Stunning, Fully Updated Character Property
- Four Bedrooms
- Oak Doors, Architrave, Skirting and Flooring
- Energy Efficiency Rating D58
- Kitchen / Dining Room
- Rural Village Location
- Sizeable Well-Maintained Gardens
- Garage, Car Port and Off-road Parking
- Oil-Fired Central Heating and UPVC Double Glazing
- Viewing Highly Recommended!

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

