





Bilney Road, Gressenhall, Dereham, NR20 4EG

william h brown

welcome to

Bilney Road, Gressenhall, Dereham

Situated in the popular village of Gressenhall, this four-bedroom detached bungalow offers spacious single-storey living, large garden, ample off-road parking, and a double garage.





Situated in Gressenhall, a highly regarded village known for its attractive green, local shop, playing field, and church, this four-bedroom detached bungalow is set within a large gardens and grounds, offering spacious and comfortable single-storey living.

The accommodation is thoughtfully arranged on one level and comprises a welcoming entrance hall, a spacious lounge, separate dining room, kitchen, utility room, four well-proportioned bedrooms, and two family bathrooms, providing excellent flexibility for family living.

Externally, the property offers ample off-road parking to the front, with a shingle and hard-standing driveway. To the rear, the enclosed garden features a generous lawned area, patio seating space, established shrubs, a double garage, and a charming side courtyard with a feature well, creating a delightful outdoor setting for both relaxation and entertaining.

Agents 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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welcome to

Bilney Road, Gressenhall, Dereham

- GUIDE PRICE £425000-£450000
- Four-bedroom detached bungalow Situated in the sought-after village of Gressenhall
- Spacious and flexible single-storey accommodation
- Kitchen and separate utility room
- Generous lounge and separate dining room

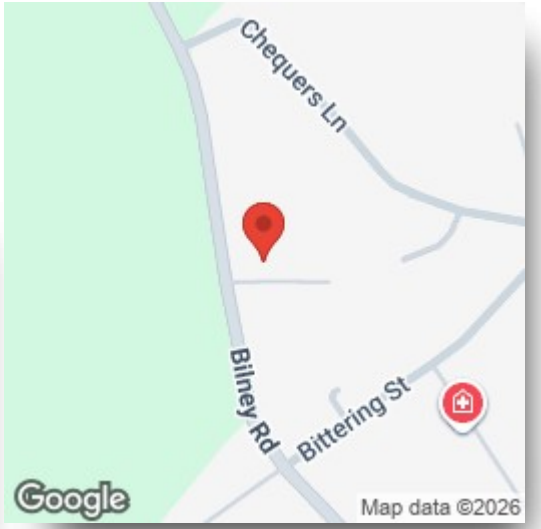
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

£425,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM118054 - 0006

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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