



24 Litcham Road, Gressenhall

Guide Price £350,000

24 Litcham Road

Gressenhall, Dereham

Upon entry, this property impresses with a bright hallway providing seamless access to all rooms, fostering a cohesive flow throughout. The open plan kitchen/living area, with the option for internal bi-fold doors, offers versatility and style, complemented by a kitchen boasting stunning rear views. With three adequate sized bedrooms, a tucked away study area, modern family bathroom and practical amenities including electric under-floor heating and UPVC double glazed windows, this home seamlessly blends indoor and outdoor living, featuring a landscaped garden with a paved patio, raised flower beds, fire pit and outbuildings, all accessible via a gated shingle driveway providing ample parking.

THE LOCATION

Nestled in the charming village of Gressenhall, Litcham Road, NR20, offers a picturesque setting. The local village hall provides a focal point for community events and gatherings, fostering a close-knit atmosphere. For those seeking socialising opportunities, The Swan pub offers a welcoming space to connect with neighbours and friends. With convenient bus links to neighbouring villages like Beetley and Dereham, residents enjoy easy access to additional amenities and shopping options, enhancing the overall appeal of this idyllic location.





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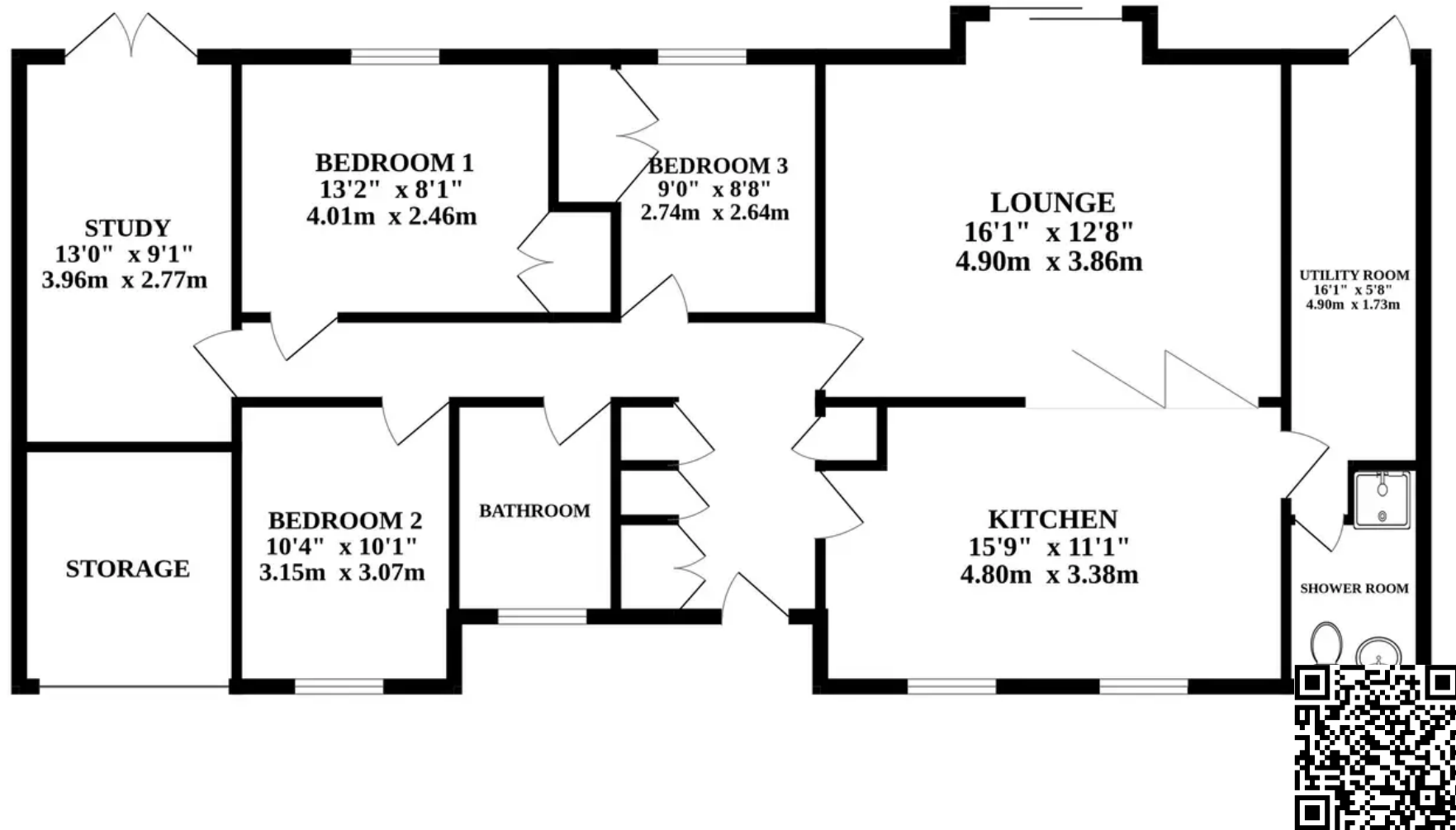
THE PROPERTY

From the moment you step inside, the entry via a bright hallway grants access to all rooms effortlessly, setting the tone for a seamless flow throughout the property. The open plan kitchen/living area, a versatile space that can be easily personalised by enclosing each section with internal bi-fold doors. The airy kitchen boasts contrasting worktops, providing a stylish backdrop for your cooking needs while offering stunning views to the rear. Adjacent to the kitchen, an inviting utility area complements the space perfectly, complete with a separate shower room for practicality.

For those who require a dedicated workspace, a tucked away study area awaits with French doors leading to a well stocked garden, allowing a seamless blend of indoor and outdoor living. The property boasts three bright and adequate sized bedrooms, each offering flexibility to serve your individual needs, whether it be a retreat or a guest room. A family bathroom caters to both comfort and style, ready for you to add your own personal touch.



GROUND FLOOR



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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In addition to its spacious accommodation, the property boasts electric under-floor heating and UPVC double glazed windows throughout. The well-landscaped garden features a paved patio seating area, raised flower beds, fire pit, and several outbuildings, including two large workshops (20 x 8ft and 20 x 10ft) and a Rhino Greenhouse measuring 16 x 8ft, all enclosed by fencing. Completing the package, a shingle driveway accessed via a five-bar iron gate offers ample off-road parking and leads to the storage building. Furthermore, the property offers outdoor electric supply and water hose points both at the front and back, along with the convenience of a water softener located in the shower room.

AGENTS NOTE

We understand this property will be sold freehold connected to mains water, drainage and electric underfloor heating.

Council Tax Band - C

