



THE STORY OF
Hillside
Gressenhall, Norfolk

SOWERBYS



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Hillside

Gressenhall, Norfolk
NR20 4HF

Impressively Presented Detached Bungalow

Self-Contained Two Bedroom Annexe

Situated on Approx. 0.4 Acres (STMS)

Delightful Paddock Views to Side and Rear

Some Five Bedrooms in all, Each
with En-Suite Facilities

High Specification Fixtures, Fittings
and Finishes Throughout

Accommodation Extending to over 2,500 Sq.Ft.

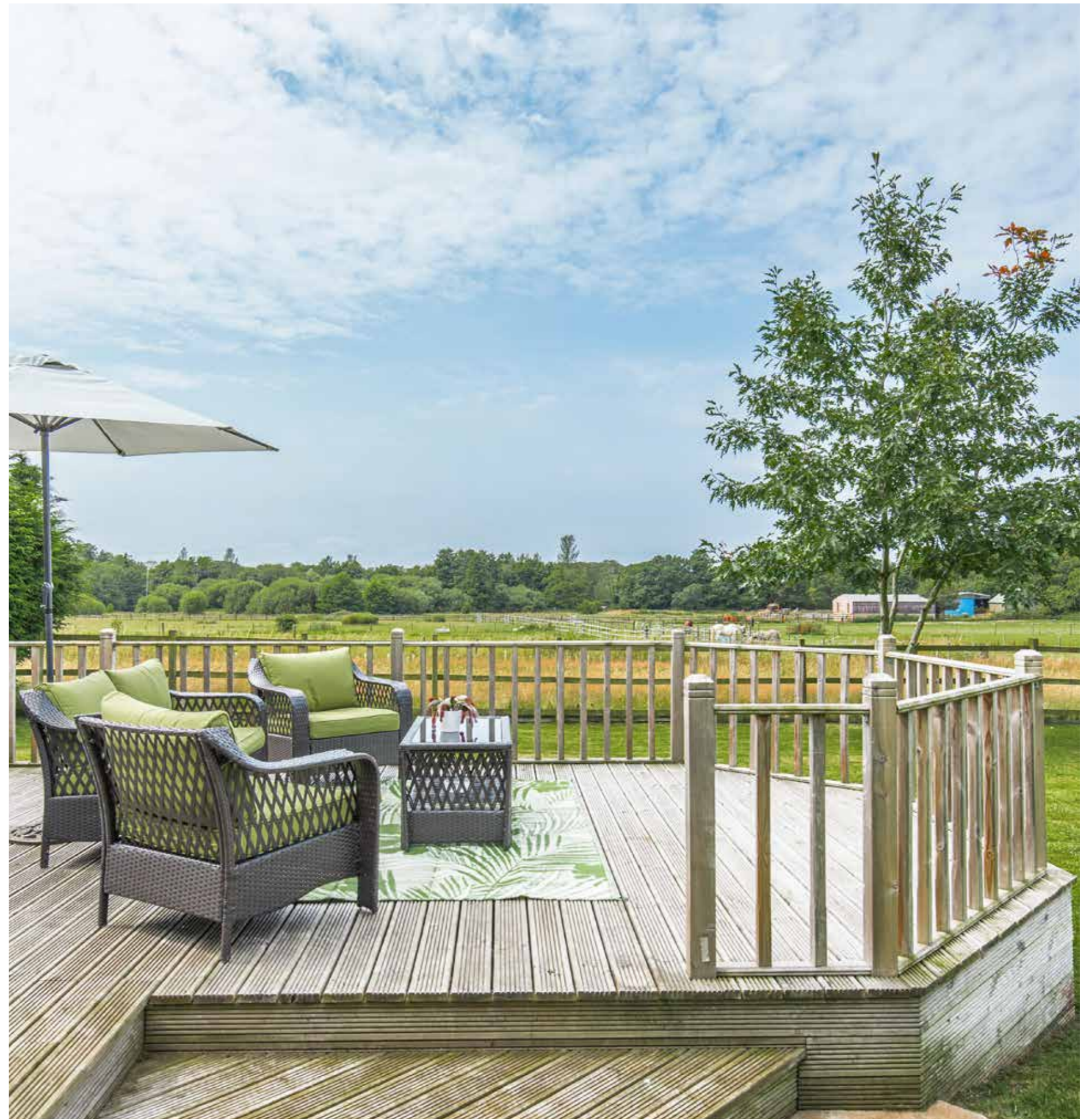
Open Plan Kitchen/Dining/Family Room

Ample Driveway Parking

SOWERBYS DEREHAM OFFICE

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Situated between the sought-after villages of Gressenhall and Beetley, this spacious detached bungalow sits on approximately 0.4 acres (STMS). The current owners have extensively extended and improved the property over their enjoyable tenure.

Spanning over 2,500 sq. ft., the home offers versatile and beautifully presented living spaces ideal for modern family life and entertaining. The layout includes open plan areas that flow seamlessly, alongside cosy rooms that can be adapted with internal glazed doors to suit individual needs.

The main residence features three generous double bedrooms, each with its own en-suite, adding a touch of luxury. A fourth bedroom is currently used as a stylish dressing room.

Additionally, the property boasts a self-contained annexe with two bedrooms, recently refurbished with new kitchens and bathrooms. This space is perfect for multi-generational living or as an income-generating opportunity through platforms like Airbnb.

Outside, the grounds offer ample driveway parking and potential for garaging or a cart lodge (STPP). The rear garden includes an expansive raised deck, ideal for outdoor dining while enjoying views over the surrounding paddocks.



This has been a lovely and spacious family home.





Approx. Gross Internal Floor Area 2,850 sq.ft (264.77 sq.m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Gressenhall

EXPERIENCE HISTORY AND RURAL LIVING

Gressenhall is a charming village known for The Gressenhall Farm and Workhouse museum which provides a fascinating insight into rural life and the history of the workhouse system in England.

The village offers a tranquil countryside setting with charming cottages and a close-knit community atmosphere. Take a leisurely walk or bike ride along the village lanes, visit the local pub or attend community events such as fairs or farmers' markets.

Nearby you have the Dereham winmill which offers views of the surrounding countryside and insights into Norfolk's milling history, Bishop Bonner's Cottage Museum or take a scenic drive and explore the stunning Norfolk coastline, including beautiful beaches and nature reserves.

Gressenhall is accessible by car via the A47 and is approximately a twenty minute drive from Dereham.



Note from the Vendor



“We have loved the views especially from the rear of the property and the peace and quiet.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2348-3040-5203-8514-2200

Annexe D:- Ref:- 0380-2414-6430-2224-2005

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///keep.upward.relate

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SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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