



## 4 Panhard Drive, Gressenhall

£700,000 Freehold

Refined living is granted within this exquisite detached residence, constructed in 2020. Set down a private road on an exclusive development in the Norfolk village of Gressenhall; this home greets you with a stunning façade adorned with landscaped grounds, a brick-weave driveway and a double garage. Its outstanding interior showcases premium fixtures and fittings, creating a space designed for family living and hosting guests. The exterior is equally impressive, set on 0.38 acres (stms) of secluded grounds, complete with a BBQ hut, an artificial putting green with a practice net. Experience a lifestyle of luxury and comfort within this extraordinary residence, boasting a turnkey condition that is ready to move in straight away!

Council Tax band: F

Tenure: Freehold

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**Explore the village of Gressenhall**

Gressenhall is a quaint village located on the outskirts of Dereham, in the heart of Norfolk. It is a peaceful rural area surrounded by picturesque countryside steeped in history. Gressenhall is known for its iconic Gressenhall Farm and Workhouse, which offers a glimpse into the village's past and the



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### The grand tour

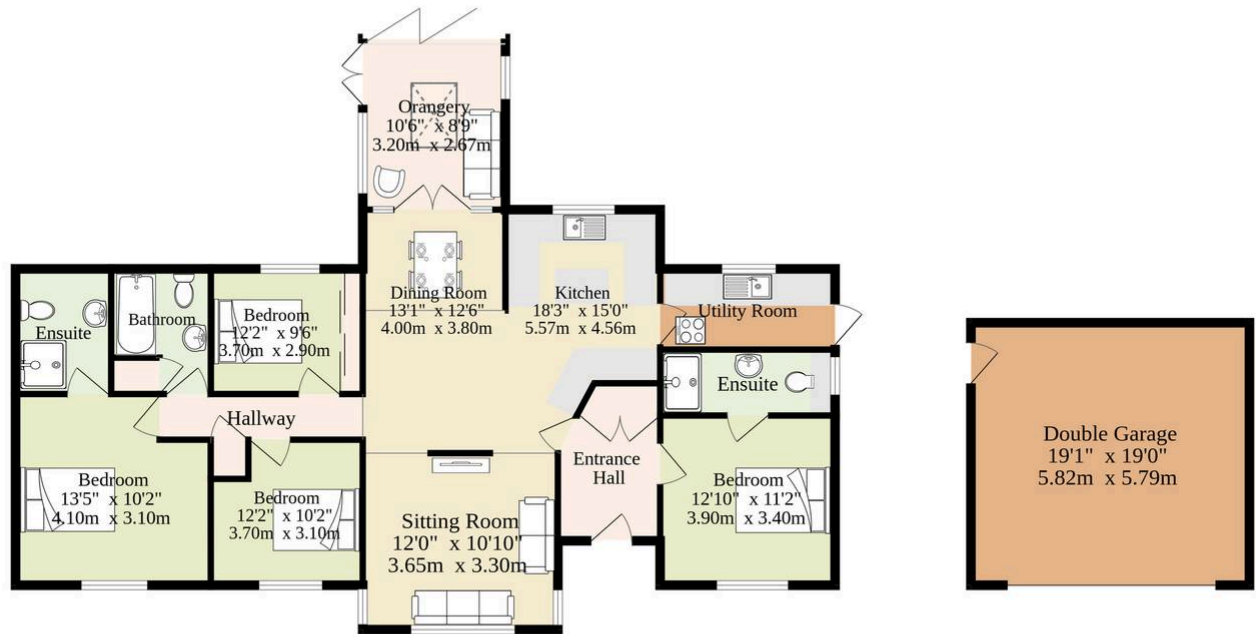
Set on an exclusive development, down a private no-through road, is a beautiful façade that immediately captures your attention as you approach. Its meticulously landscaped front garden sets the tone for what lies within, alongside a brick-weave driveway providing off-road parking and a double garage with electric doors, offering secure parking and storage options.

Welcome inside, where the premium quality of the property is immediately evident within its incredible kitchen, equipped with contemporary wall and base units, Quartz worktops, a central island and high-spec integrated appliances that elevate your cooking experience to new heights. Complete with a functional utility room for additional storage and laundry essentials. It seamlessly flows into a dining area, encouraging intimate family meals and gatherings with loved ones. A sense of warmth and homeliness comes from the multi-fuel wood burner in the sitting room. It provides a perfect spot for evenings and colder months, inviting relaxation and entertaining.



EPC rating: A

**Ground Floor**  
**1886 sq.ft. (175.2 sq.m.) approx.**



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 1886 sq.ft. (175.2 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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