



46 Bittering Street, Gressenhall - NR20 4EB

OIRO- £290,000 Freehold

Surrounded by open Norfolk countryside, this detached two-bedroom bungalow offers a peaceful village lifestyle with generous living space and a bright, welcoming interior. The spacious lounge is filled with natural light and features a cosy wood burner, while the well-equipped kitchen and modern shower room add everyday practicality. Both bedrooms are well-sized doubles with built-in wardrobes, and one features French doors that open into a garden room, a quiet, flexible space with views of the garden. The rear garden is enclosed, non-overlooked, and easy to maintain. A generous outbuilding serves as a workshop, providing useful extra space, and at the front, a garage and brick-weave driveway offer ample off-road parking. Positioned just a short drive from Dereham, the home provides easy access to shops, supermarkets, and essential services while retaining a strong sense of rural calm.

Location

Bittering Street sits in the sought-after village of Gressenhall, known for its charming rural character and friendly community atmosphere. Surrounded by open Norfolk countryside, the village offers a peaceful setting while remaining conveniently located just a short drive from Dereham, where you'll find a wide range of shops, supermarkets, and local services. Gressenhall itself features a popular pub, primary school, and the well-regarded Gressenhall Farm and Workhouse Museum. With scenic walking routes nearby and easy access to main road links, the location combines village life with everyday convenience. Regular bus connections and a strong sense of community make this a practical and welcoming place to call home.

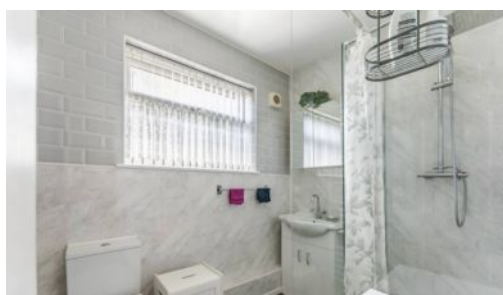


Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Oil Central Heating

Council Tax Band- C



Bittering Street, Gressenhall

Step into the entrance hall where you'll find conveniently located built-in storage cupboards, ideal for coats, shoes, and household essentials. From here, move through to the spacious lounge/diner, which spans the full depth of the home. This light-filled room features large windows at both ends, soft carpet flooring underfoot, and a wood burner that adds a cosy focal point. There's plenty of space for both seating and dining furniture, making it a flexible area for relaxing or entertaining.

Continue through to the well-appointed kitchen, fitted with wood-effect units and generous counter space. A tiled splashback and practical tiled flooring add to its functionality, while integrated appliances include a hob, oven, and extractor. Inset ceiling lighting brightens the space, and a door offers direct access to the outside, perfect for bringing in groceries or stepping into the garden.

The bungalow offers two generously sized double bedrooms, each with built-in wardrobes and soft carpet flooring. One of the bedrooms stands out with French doors that open into a bright garden room. With carpeted flooring, an abundance of natural light, and French doors leading to the rear garden, this versatile space works equally well as a home office, reading nook, or hobby room.

The recently renovated family shower room features a stylish walk-in glass shower cubicle, modern sanitaryware, and partially tiled walls for a clean, contemporary look.

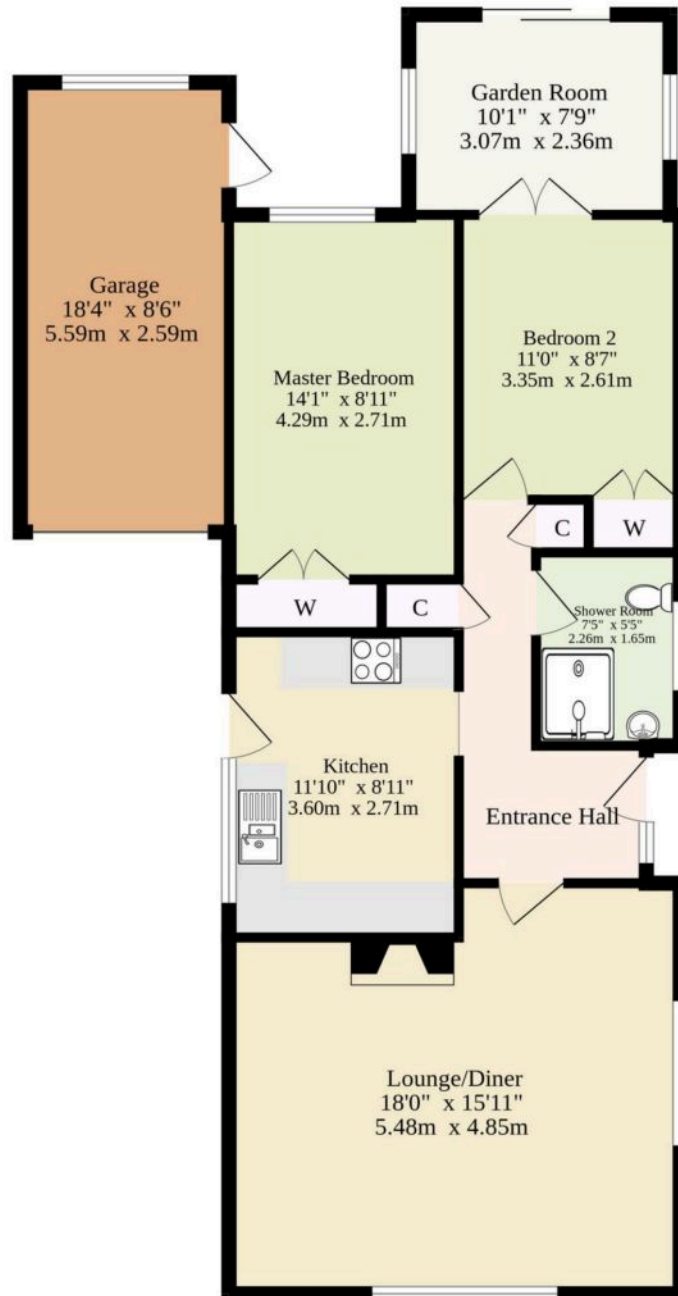
Double glazing runs throughout the property, enhancing warmth and efficiency.

Outside, the enclosed rear garden is designed for easy upkeep, with a mix of patio and shingled areas ideal for relaxed outdoor use. A generous outbuilding serves as a workshop, offering practical space for storage, garden tools, or creative projects, and is well-suited for anyone in need of a dedicated hobby or workspace.

At the front, a brickweave driveway provides off-road parking and leads to a garage, adding extra convenience.



Ground Floor
929 sq.ft. (86.3 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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