



3 Dodson Drive, Gressenhall

Dereham



Minors & Brady

3 Dodson Drive

Gressenhall, Dereham

Set within the peaceful village of Gressenhall, this charming two-bedroom bungalow offers a rare sense of privacy and calm. Designed with a practical layout, the home centres around a welcoming hallway that connects bright, well-proportioned living spaces. A light-filled sitting room and versatile bedrooms provide comfort and flexibility for modern living. The kitchen flows effortlessly into a spacious conservatory, creating a sociable hub with lovely garden views. Outside, a generous plot offers plenty of room to relax, garden, or make your own mark. With the added bonus of solar panels generating extra income, this is a smart, low-maintenance home in a truly tranquil setting.

- Peaceful village location in Gressenhall
- Two well-proportioned bedrooms
- Bright and spacious sitting room
- Practical and easy-flow layout
- Kitchen opening into a generous conservatory
- Additional reception space with garden views
- Shower room with modern essentials
- Large, private garden plot
- Solar panels generating approx. £300–£400 per annum
- Ideal for downsizers, retirees, or quiet living seekers



M&B



M&B

3 Dodson Drive

Gressenhall, Dereham

The Location

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 lives of its inhabitants. The town is a quiet residential area blending traditional cottages and recent modern-day homes.

Its proximity to Dereham provides residents and visitors with easy access to local amenities, including supermarkets, schools, restaurants and a train station with direct routes to Norwich, while still enjoying the tranquillity of village life. The surrounding landscape, dotted with fields and woodlands, makes Gressenhall a desirable location for nature lovers and those seeking a slower pace of life.

Dodson Drive, Gressenhall

Situated in the well-served Norfolk village of Gressenhall, this two-bedroom bungalow offers a peaceful setting with a strong sense of privacy, ideal for those seeking a quieter pace of life while remaining within easy reach of nearby amenities.

Tucked away in a discreet position, the property enjoys a calm and secluded feel, making it particularly appealing for downsizers, retirees, or anyone looking to escape busier surroundings.

The property is approached via a useful porch, providing a practical space for coats and shoes before leading into the entrance hall, which serves as the central hub of the home. From here, all principal rooms are easily accessible, offering a straightforward and functional layout.



M&B

3 Dodson Drive

Gressenhall, Dereham

To the front of the property, the sitting room benefits from a large window that allows for plenty of natural light throughout the day, creating a bright and comfortable living space. The bungalow includes two bedrooms, both offering flexibility for use as sleeping accommodation, a guest room, or even a home office depending on individual needs.

The shower room is conveniently positioned and fitted with a shower, wash basin, and WC, providing all essential facilities in a practical arrangement.

The kitchen is well-proportioned and features a notably large opening into the conservatory, which enhances the sense of space and creates a more sociable, semi open-plan feel. The conservatory itself provides an additional reception area with pleasant views over the garden, making it an ideal spot for dining, relaxing, or enjoying the outdoor setting year-round.

Externally, the property sits on a generous garden plot, offering ample outdoor space for gardening, entertaining, or simply enjoying the surrounding peace and quiet. The size of the plot provides potential for further landscaping or personalisation, subject to any necessary permissions.

An added benefit is the presence of solar panels, which currently generate an approximate income of £300–£400 per annum, contributing to improved energy efficiency and helping to offset running costs.

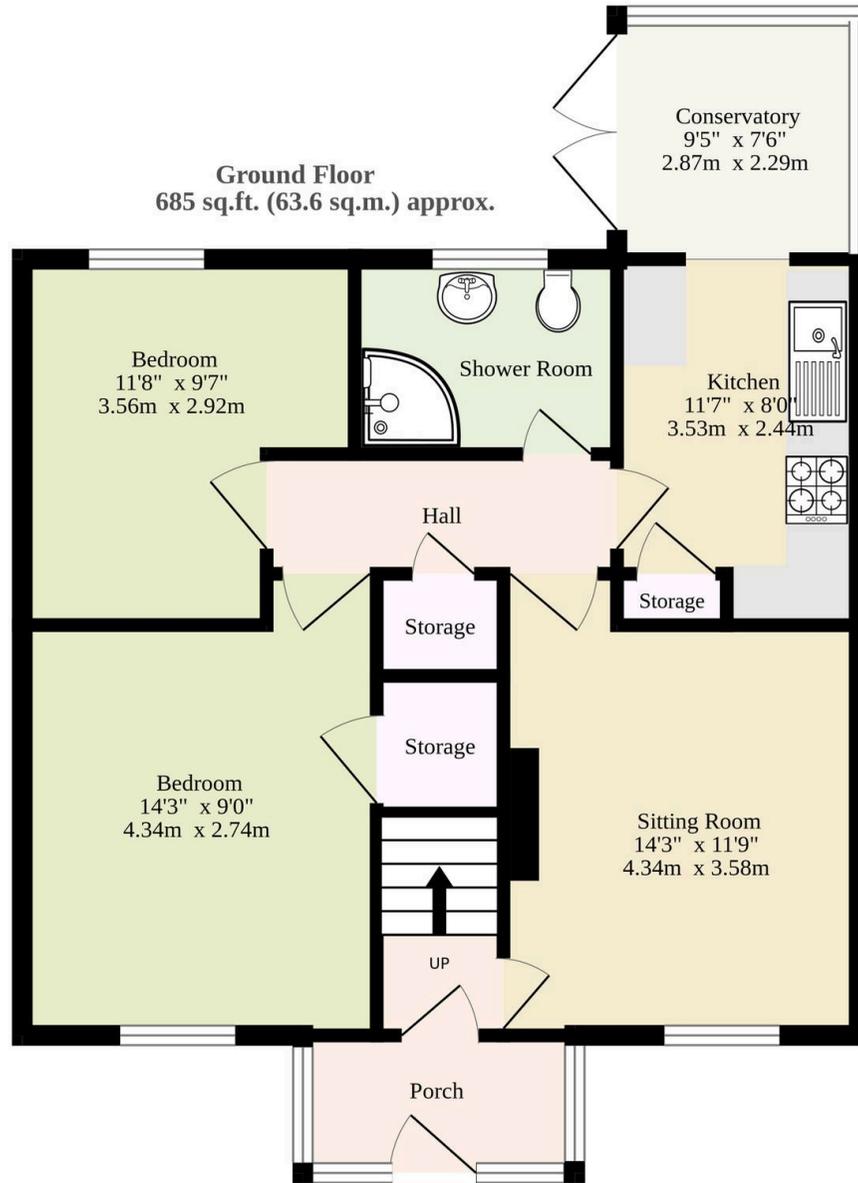
Agents Note

This property will be connected to mains water, electricity and drainage. There is no central heating within the property, instead radiators.

This property will be sold freehold.



Ground Floor
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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.
Made with Metropix ©2026

Dreaming of this home? Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady

Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk