



39 Litcham Road, Gressenhall

Dereham



Minors & Brady

39 Litcham Road

Gressenhall, Dereham

Enjoying a peaceful setting beside open fields, this well-presented semi-detached home offers comfortable living in a highly desirable village location. Ideal for a range of buyers, the property provides well-balanced accommodation with a welcoming entrance hall, ground floor cloakroom, and useful storage. The fitted kitchen sits to the front, while a separate dining room flows into a cosy living room, creating a natural and sociable layout. Upstairs, three well-proportioned bedrooms are complemented by a spacious family bathroom. Outside, the home benefits from enclosed gardens to both front and rear, offering privacy and space to relax. With off-street parking and easy access to nearby Dereham and countryside walks, this is a home that combines practicality with village charm.

- Semi-detached home backing onto open fields
- Sought-after village location in Gressenhall
- Well-presented throughout with a move-in-ready feel
- Three well-proportioned bedrooms
- Separate dining room leading into a cosy living area
- Fitted kitchen with ample storage and workspace
- Ground floor cloakroom and useful entrance storage
- Generous and private front and rear gardens
- Off-street parking for two vehicles
- Ideal first-time buy or downsize opportunity





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The Location

Gressenhall is a charming and highly regarded village set just outside Dereham, enjoying a peaceful position within the beautiful Norfolk countryside. Surrounded by open fields, quiet lanes, and pockets of woodland, it offers a wonderful sense of space and tranquillity, making it particularly appealing to those looking for a slower, more relaxed pace of life without feeling isolated.

The village itself is steeped in local heritage, most notably being home to the well-known Gressenhall Farm and Workhouse, a popular attraction that provides a fascinating insight into Norfolk's rural and social history. This adds a strong sense of character to the area, blending its historic roots with a welcoming community atmosphere.

Despite its rural feel, Gressenhall benefits from excellent proximity to Dereham, which is just a short drive away. Here, a wide range of everyday amenities can be found, including supermarkets, independent shops, cafes, schools, and healthcare facilities. The nearby town also offers regular transport connections, making access to Norwich straightforward for commuting, shopping, or leisure.

The surrounding countryside is ideal for outdoor pursuits, with scenic walking routes, cycling paths, and bridleways all close at hand. Whether it's a relaxed evening stroll, dog walking, or simply enjoying the changing seasons, the natural setting is a real highlight of village life.



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Set within a desirable village position and enjoying an outlook adjacent to open fields, this well-presented three-bedroom semi-detached home offers a wonderful balance of comfort, practicality, and countryside charm. Ideal for first-time buyers, downsizers, or those seeking a quieter lifestyle, the property has been maintained to a good standard and provides a ready-to-move-in feel throughout.

The accommodation begins with a welcoming entrance hall, offering a sense of space on arrival along with a useful storage cupboard and a convenient ground floor cloakroom. The fitted kitchen is positioned to the front, featuring a range of units and workspace, creating a practical environment for everyday use.

To the rear, the property opens into a dedicated dining room, which flows naturally through an archway into a cosy and inviting living room, creating a sociable layout that is well suited to both relaxing and entertaining.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering flexibility for family living, guests, or home working. These are supported by a generously sized family bathroom, fitted with a suite designed for everyday comfort.



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Externally, the home benefits from attractive and well-maintained garden spaces to both the front and rear. The front garden is enclosed and bordered by established hedging and shrubs, offering a degree of privacy as well as kerb appeal. To the rear, a private garden provides a laid-to-lawn area complemented by a shed and useful external storage, making it both functional and easy to maintain. Off-street parking is also available for two vehicles, adding further convenience.

Positioned within the sought-after village of Gressenhall, the property enjoys easy access to nearby Dereham, with its range of amenities, while also offering a peaceful setting close to open countryside. This is a well-balanced home in a desirable location, perfectly suited to a variety of buyers.

Agents Note

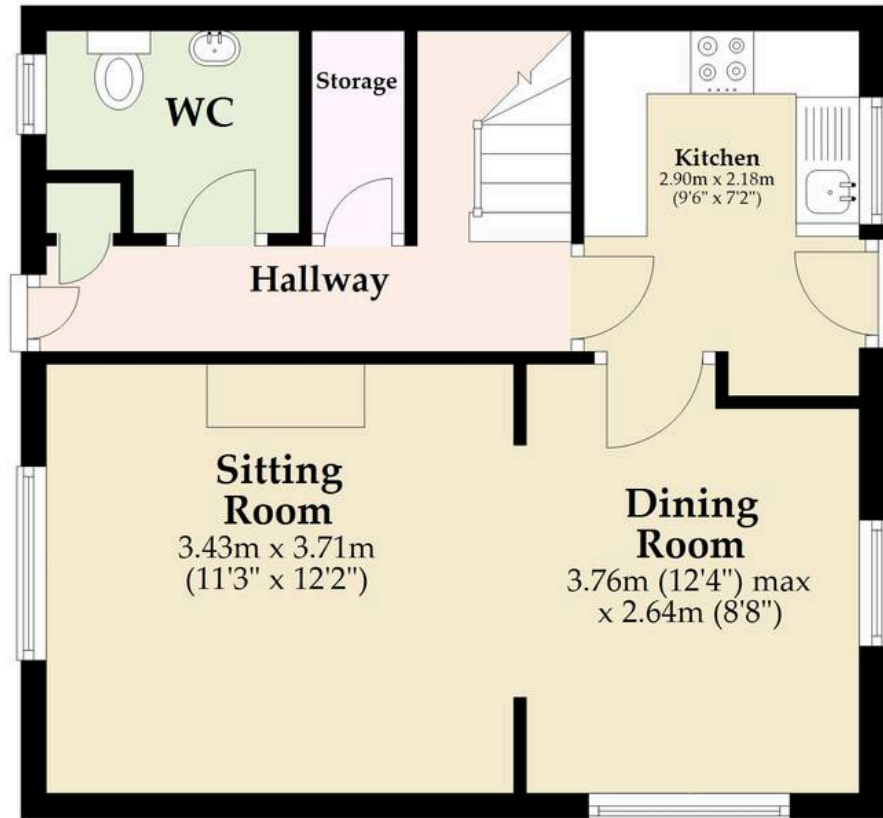
This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



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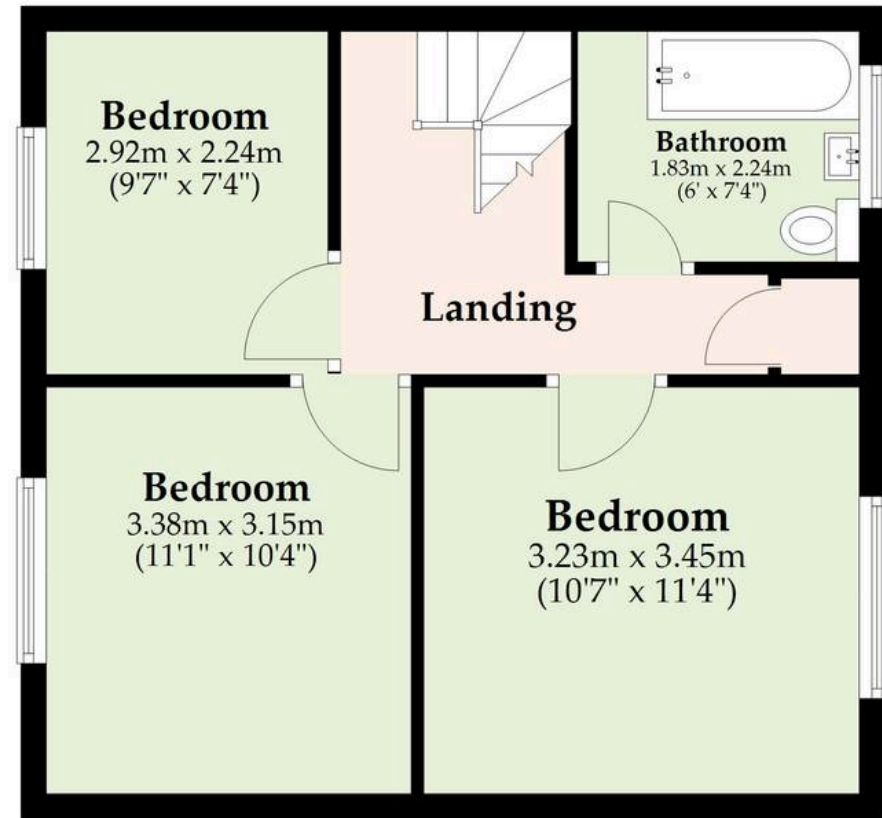
Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 81.6 sq. metres (878.5 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

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