



## 16 Litcham Road, Gressenhall

Guide Price £375,000 - £400,000



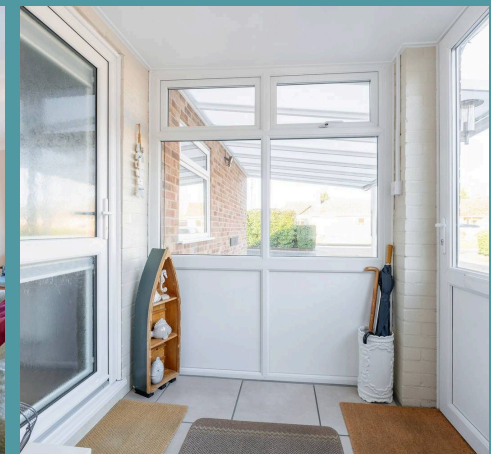
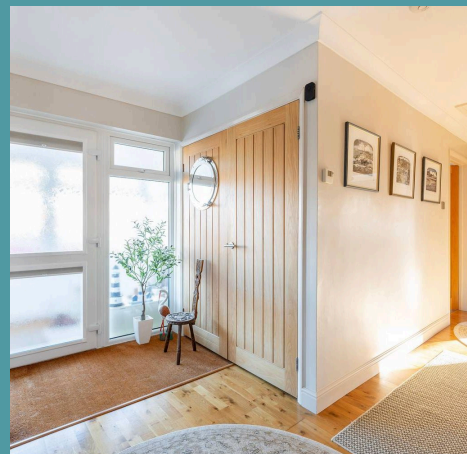
# 16 Litcham Road

Gressenhall, Dereham

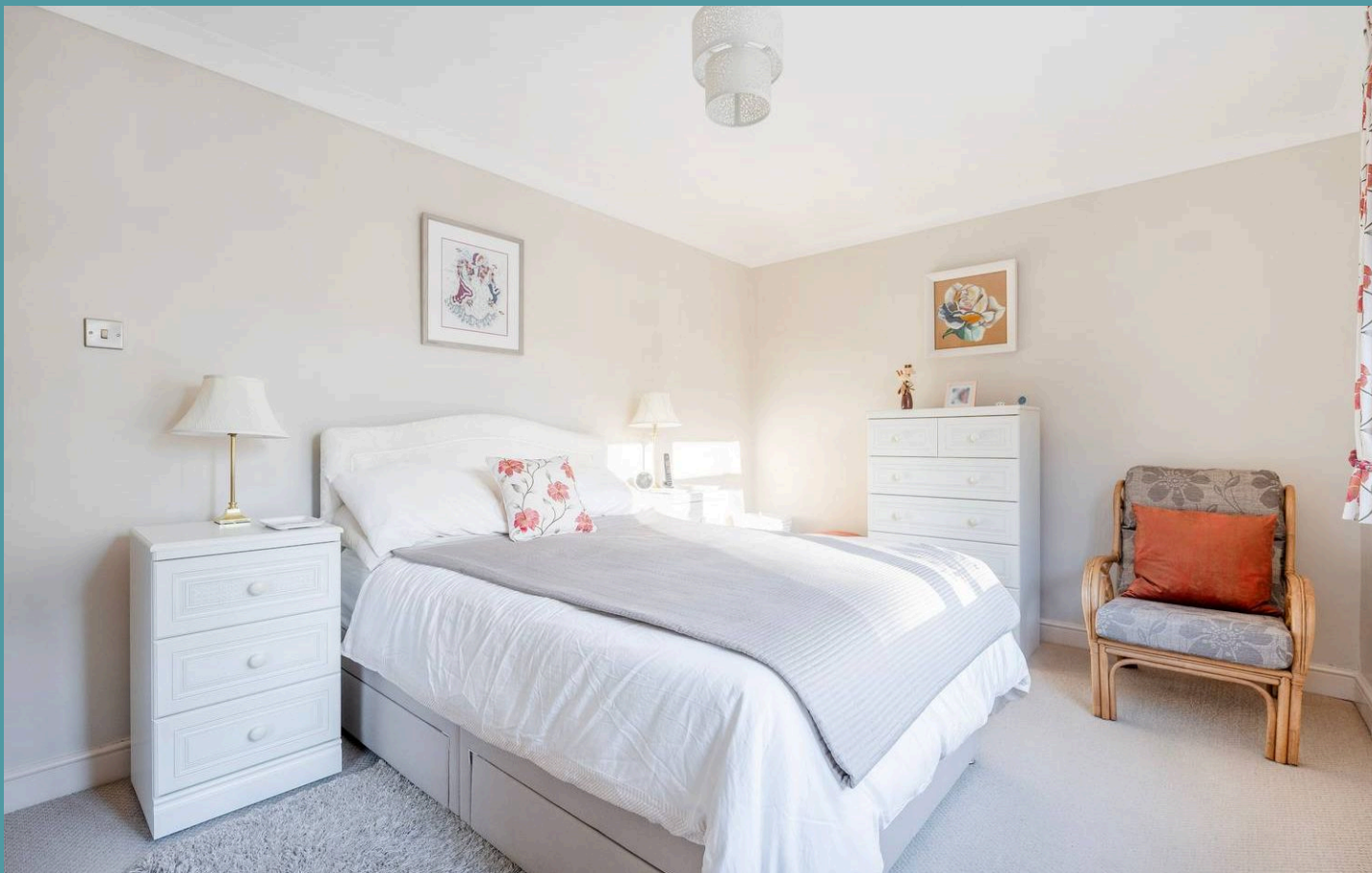
This impressive three-bedroom detached bungalow enjoys a highly sought-after, non-estate location, providing superb privacy and a spacious, south-facing garden. The property boasts a large brickweave driveway, a carport, and a single garage, offering plenty of parking and easy access. Inside, the home presents an expansive open-plan L-shaped living and dining area, a fully integrated kitchen, and a thoughtfully designed 4-piece bathroom suite. The mature rear garden stands out with its sun terrace, raised vegetable beds, timber summerhouse and a garden shed equipped with power connections, making this bungalow the perfect place to call home.

## The Location

Gressenhall is a quaint village located just three miles from the town of Dereham. It is surrounded by fields and countryside walks, and benefits from a village hall, post office, a community lead pub and a restaurant and a local school making it perfect for families, or those of all ages. There are bus stops allowing for easy access into the town and to all other amenities including; shops, supermarkets, dentist, library, leisure centre, cinema and bowling alley, schools for all ages and sports clubs. Gressenhall is within proximity for two Doctors surgeries and the highly rated Litcham High School.







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### Litcham Road

This spacious three bedroom detached bungalow is ideally positioned in a sought-after non-estate location, offering a high degree of privacy and a large, mature south-facing garden.

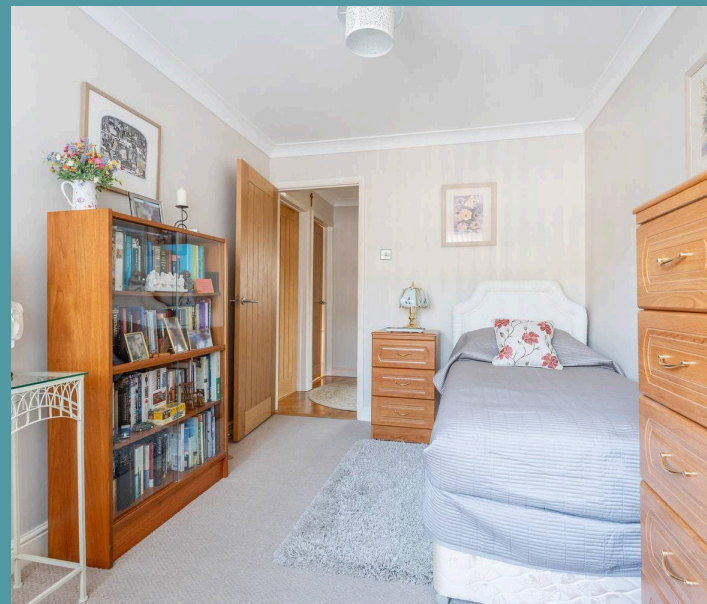
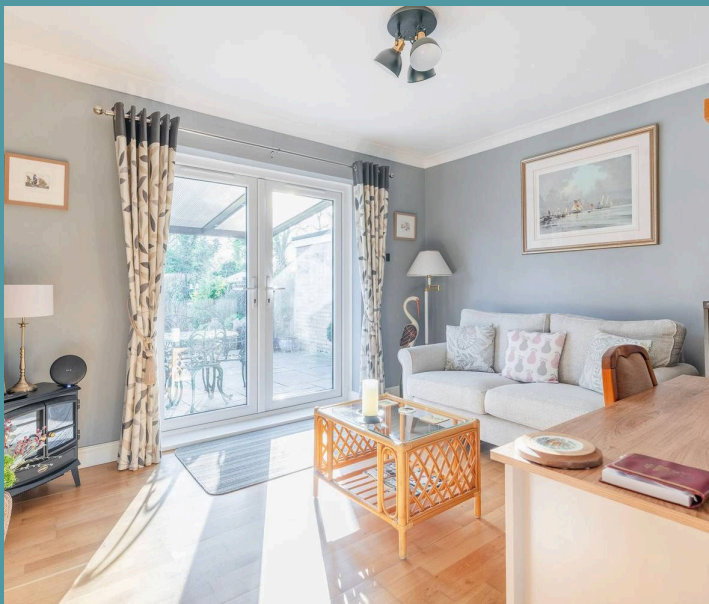
The property features a generous brickweave driveway, providing ample parking, along with a carport that leads to a single garage.

Inside, a large entrance hallway opens into the light-filled, L-shaped living and dining room, perfect for both relaxing and entertaining.

The fully integrated kitchen is well-appointed, and the 4-piece bathroom suite, complete with a separate shower cubicle, provides both style and functionality.

Offering three generously sized double bedrooms, this bungalow is designed with versatility in mind. One of the bedrooms is currently being used as a second sitting room or study, with French doors that open onto a sun terrace and veranda—ideal for enjoying the outdoors.

The layout is spacious and practical, with a useful side porch and plenty of storage options throughout. The property is not overlooked, ensuring a peaceful and private living environment.







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The large rear garden is a standout feature, providing a paved sun terrace, expansive lawn and raised vegetable garden.

A wild garden with fruit trees adds to the charm, while a timber summerhouse and a large garden shed with power connections offer excellent additional space for hobbies or storage.

This well-presented bungalow is a fantastic opportunity for those seeking a private, spacious home in a tranquil yet accessible setting.

**Agents Note**

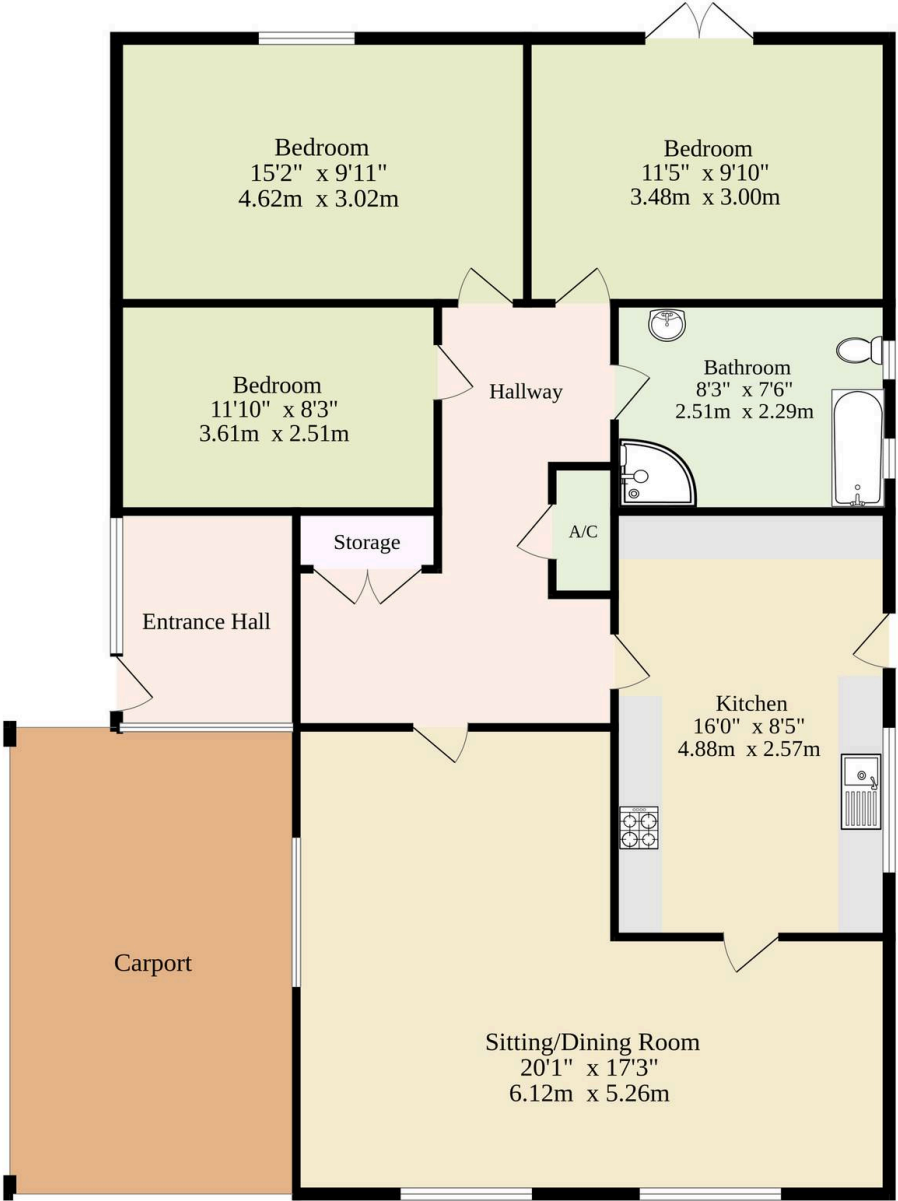
Sold Freehold.

Oil central heating/LPG for the fireplace





**Ground Floor**  
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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