



Oak Field Main Road | Little Fransham | Dereham

LN11 9TG

Offers In Excess Of £895,000

****ARCHITECTURALLY DESIGNED INDIVIDUALLY BUILT FAMILY HOME COMMANDING A REMARKABLE PLOT OF APPROX 5.25 ACRES STMS**** Gilson Bailey are delighted to offer this **SUBSTANTIAL, THREE STOREY, SEVEN BEDROOM, DETACHED FAMILY HOME** situated down a private lane in a rural location in the village of Little Fransham. Accommodation comprising entrance hall, lounge, kitchen, dining room, garden room, study/playroom, utility room and WC to the ground floor. On the first floor there are five bedrooms and a family bathroom off landing with two of the bedrooms having en-suites and one also having an impressive sun room. To the second floor there are two other reception rooms offering multiple uses and two further bedrooms with one also having an en-suite. The house is accessed via iron gates with a large front driveway providing ample off road parking leading to a double garage with power, lighting and electric doors. To the rear there is an enclosed, lawned garden with a patio and decking area ideal for entertaining leading to a generous plot to the left hand side with two storage containers, shed, log cabin, mature orchard and lovely views. The property benefits from oil heating underfloor heating, double glazing throughout, 4kw solar panels and is in excellent condition throughout. Be quick to book a viewing to appreciate the size and location on offer.





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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Location

Little Fransham benefits from fantastic local amenities. There is a local pub in Fransham, The Canary and Linnet, just off the A47. Further amenities are available in the nearby well serviced village of Necton with a village shop, post office, pub and restaurant, butchers, sports and social club. Slightly further afield you will find the larger towns of Swaffham and Dereham with an excellent variety of shops, restaurants and supermarkets.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen, study/playroom, utility room, WC, garage and stairs to first floor.

Lounge 24'9" x 11'10"

Patio doors, two double glazed windows, feature wood burner.

Kitchen 24'9" x 11'10"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, integrated dishwasher, double glazed window.

Dining Room 11'8" x 9'4"

Double doors to garden room.

Garden Room 15'10" x 9'9"

Triple aspect with patio doors out to decking.

Study/Play Room 9'1" x 8'3"

Double glazed window.

Utility Room 11'8" x 5'6"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, door to rear.

WC 8'0" x 4'3"

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to five bedrooms, bathroom, airing cupboard and stairs to second floor.

Bedroom One 17'5" x 15'10"

Double glazed windows, built in wardrobe.

En-Suite 11'9" x 6'10"

Jacuzzi bath with shower attachment, low level WC, hand wash basin, heated towel rail, double glazed window.

Bedroom Two 14'2" x 11'8"

Doors to en-suite and sun room.

En-Suite 8'6" x 7'4"

High quality shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Sun Room 15'11" x 9'8"

Triple aspect with lovely views.

Bedroom Three 16'0" x 11'9"

Double glazed window, built in wardrobe.

Bedroom Four 12'3" x 11'8"

Double glazed window, built in wardrobe.

Bedroom Five 11'10" x 8'3"

Double glazed window.

Bathroom 9'6" x 9'5"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Second Floor Landing 19'10" x 13'0"

Door to bedroom and open access to reception room.

Reception Room 23'9" x 11'4"

Velux window, radiator.

Bedroom Six 13'5" x 12'11"

Velux window, radiator.

En-Suite 12'11" x 5'8"

Corner panelled bath, low level WC, hand wash basin, velux window.

Bedroom Seven 11'7" x 11'4"

Velux window.

Outside

Large front driveway providing ample off road parking for many vehicles and an enclosed rear garden mainly laid to lawn with patio and decking area. The plot also has two large storage containers, log cabin, pond, mature orchard, ground mounted solar panels and has plenty of equestrian potential.

Double Garage 25'1" x 16'0"

With power, lighting and electric up and over doors.

Local Authority

Breckland Council, Tax Band C.

Tenure


Freehold

Utilities

Superfast fibre broadband available.
Water treatment plant and borehole.
Solar panels generate approx £2500 per year.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Breckland Council, Tax Band G

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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