



Station Drive, Great Fransham, Dereham, NR19 2JD

welcome to

Station Drive, Great Fransham, Dereham

Spacious and well-presented, a 3 double bedroom detached family home, providing substantial accommodation in a non-estate, village location. This wonderful abode boasts 2 reception rooms, extensive off-road parking, detached double garage, well-tended gardens and facing onto woodland!



Accommodation

UPVC double glazed external entrance door opening to:

Entrance Porch

Carpet flooring, two UPVC double glazed windows to side.

Entrance Hall

Staircase rising to the first floor landing, radiator, under stairs storage cupboard, remote heating control panel, doors opening to the lounge and dining room, further door opening to:

Ground Floor Cloakroom W.C

Suite comprising low level w.c, hand wash basin, storage cabinet, radiator, vinyl flooring, UPVC double glazed window to the rear aspect.

Lounge

19' 4" x 12' 9" (5.89m x 3.89m)

Feature fireplace with inset wood burner and tiled hearth, two radiators, television point, wood effect laminate flooring, dual aspect with UPVC double glazed windows to the front and UPVC double glazed sliding patio style doors opening to the rear garden.

Dining Room

12' 9" x 9' 5" (3.89m x 2.87m)

Radiator, television point, Karndean flooring, UPVC double glazed window to front aspect, open to:

Kitchen

12' 9" x 9' 6" (3.89m x 2.90m)

A comprehensive range of recently installed wall and floor mounted fitted kitchen units with work surfaces over, inset ceramic sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and ceramic hob with concealed cooker hood over, space for free standing American style fridge-freezer, integrated dishwasher, radiator, Karndean flooring, UPVC double glazed windows to the rear, door opening to:

Utility Room

A further range of floor mounted fitted units with work surfaces over, under sink water softener, plumbing for washing machine and space for a tumble dryer, Karndean flooring, floor mounted oil boiler, UPVC external entrance door opening to the rear garden.

First Floor Landing

Radiator, carpet flooring, loft access, double glazed window overlooking the front aspect, remote heating control panel, doors opening to all bedrooms and the family shower room.

Master Bedroom

15' x 12' 10" (4.57m x 3.91m)

Walk-in storage wardrobe, built-in triple wardrobe, radiator, television point, Karndean flooring, dual aspect UPVC double glazed window overlooking the front and side, door opening to:

En Suite Bathroom

Suite comprising low level w.c, hand wash basin, shower cubicle with mains connected shower over, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

12' 9" x 9' 5" (3.89m x 2.87m)

Radiator, carpet flooring, UPVC double glazed window to front aspect.

Bedroom 3

12' 9" x 9' 5" (3.89m x 2.87m)

Airing cupboard housing the emersion heater, carpet flooring, UPVC double glazed windows overlooking the rear aspect.

Shower Room

Suite comprising low level w.c, vanity hand wash basin with cabinet storage under, shower cubicle with mains connected shower over, radiator, double glazed window to the rear aspect.

Outside

The property is approached via a large shingle driveway with turning spur, which provides ample off-road parking and access to the double garage. The property is fronted by a paved area and pathway leading to the front door. The property sits on a large corner plot which is lawned all the way round from the front to the rear. Fences from both sides give access to the rear garden.

The rear garden is fully enclosed and is mainly set to lawn, a bricked patio seating area is located outside the rear entrance door along with a further paved seating area in the middle, the boundary is set with plant and shrub beds. The oil tank is set within the garden.

Detached Double Garage

Pitched roof, twin side hinged timber garage doors, power, lighting, window overlooking the garden, personal door opening to the garden.

The loft space is ripe for conversion (STPP) and would make a potential granny flat or play room. Alternatively the whole garage could be converted into a separate annexe.

Location

Great Fransham is situated approximately 6 miles east from the historic market town of Swaffham and 6.5 miles west from Dereham. Great Fransham is a neighbour village of Little Fransham situated on an excellent bus line, offering regular routes to Norwich, Peterborough, King's Lynn and more. Amenities include a Church, a family-run Butcher and Deli, together with a self-storage business. Further facilities and amenities can be found in the neighbouring town of Swaffham, including a small, social history museum, many public houses, restaurants and cafes, together with supermarkets and independent shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. The popular Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.



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Station Drive, Great Fransham, Dereham

- Substantial 3 double bedroom detached house, facing onto woodland
- Dual aspect lounge with inset wood burner
- En suite shower room, family shower room and ground floor cloakroom w.c
- Recently installed kitchen with integrated dishwasher, water softener and separate utility room
- 2 reception rooms
- Enclosed rear garden, detached double garage and ample off-road parking
- Oil fired central heating with a recently installed boiler and double glazed windows
- Popular village location with easy access to the A47

Tenure: Freehold EPC Rating: D

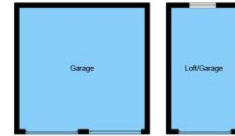
£425,000



Ground Floor



First Floor



Outbuilding

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk