



Lime Tree Crescent, Little Fransham, Dereham, NR19 2JL

welcome to

Lime Tree Crescent, Little Fransham, Dereham

A 4-bed detached house, occupying a cul-de-sac position within a well-regarded village setting, just a short drive from local amenities. Boasting 2 reception rooms, conservatory, fitted kitchen, driveway parking, integral garage, generous rear garden and field views behind. No onward chain!



Description

Occupying a desirable end-of-cul-de-sac position within a charming mid Norfolk countryside village, this well-proportioned 4-bedroom detached house offers comfortable family living, generous gardens, and wonderful field views to the rear.

The ground floor features an entrance hall, a bow-fronted lounge, a separate dining room, and a conservatory overlooking the rear garden. A fitted kitchen and side porch provide practical everyday space, while the first-floor landing leads to four bedrooms and a shower room.

Set on a corner plot, the property enjoys driveway parking, an integral garage, a front garden, and a private, generously sized rear garden with open views across adjoining fields. Further benefits include oil-fired central heating, double-glazed windows, and the advantage of no onward chain.

A fantastic opportunity to acquire a well-located home with great potential, in a popular village setting surrounded by far-reaching field views.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, two built-in storage cupboards, radiator, doors opening to lounge, kitchen and further door to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to front aspect.

Lounge

14' 2" x 13' (4.32m x 3.96m)

Fitted carpet flooring, central electric fireplace with decorative surround, two radiators, double glazed bow window to front aspect and door opening to;

Dining Room

13' 3" x 9' 5" (4.04m x 2.87m)

Fitted carpet flooring, radiator, door opening to kitchen and double glazed sliding doors opening to;

Conservatory

10' 11" x 9' 1" (3.33m x 2.77m)

UPVC and brick build with tiled flooring, radiator, double glazed windows surrounding and double glazed external door opening to the rear garden.

Kitchen

9' 5" x 9' 3" (2.87m x 2.82m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor over, space for free standing fridge freezer, space for washing machine and tumble dryer, vinyl flooring, radiator, double glazed window to rear aspect and door opening to;

Side Porch

Tiled flooring, double glazed external doors opening to the front and rear aspects and personal door opening to the integral garage.

First Floor Landing

Fitted carpet flooring, double glazed window to side aspect and doors opening to all bedrooms and shower room.

Principal Bedroom

14' 6" x 9' 10" (4.42m x 3.00m)

Fitted carpet flooring, airing cupboard housing hot water tank, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

12' 9" x 9' 2" (3.89m x 2.79m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

Bedroom Three

9' 5" x 7' (2.87m x 2.13m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Four

9' 6" x 6' 2" (2.90m x 1.88m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, radiator and double glazed obscure glass window to front aspect.

Outside

The home occupies an end of cul-de-sac position and is approached by a hard standing driveway which provides off-road parking and access to the integral garage. The remaining space is laid to well-tended lawn, enhanced by colourful plant beds, mature hedging offering a degree of privacy, paved pathway leading to the rear gate and access to the side porch and main entrance.

Stepping out to the enclosed rear, there is a generously-proportioned garden, laid predominately to lawn with paved patio seating areas, perfect for outdoor entertaining and dining. The garden further features plant borders, mature trees, a handy greenhouse and metal storage shed. Beyond the rear aspect, you have the added bonus of far-reaching field views.

Integral Garage

16' 5" x 9' 2" (5.00m x 2.79m)

Power, lighting, double glazed window to rear aspect, personal door from side porch and up and over electric door to front with remote control.

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.



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welcome to

Lime Tree Crescent, Little Fransham

- **NO ONWARD CHAIN**
- 4 Bedroom Detached Family House
- 2 Reception Rooms Plus Conservatory
- Fitted Kitchen With Side Porch Access
- Ground Floor Cloakroom Plus First Floor Shower Room
- Private, Generous Rear Garden With Superb Field Views
- Corner Plot With Driveway And Integral Garage
- Semi-Rural, Mid-Norfolk Village Cul-De-Sac

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Total floor area 126.7 m² (1,364 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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