



**Tangmere, Station Road, Little Fransham, Dereham, NR19 2JJ**



**welcome to**

**Tangmere, Station Road, Little Fransham, Dereham**

A well-proportioned 3/4 bedroom detached home with accommodation spread over three floors, occupying a non-estate village setting. Boasting ample accommodation for a large family, together with a caravan parking bay and an integral 4-car garage and workshop with inspection pit, viewing is essential!



### **Accommodation:**

Part glazed UPVC external entrance door opening to:

### **Entrance Porch**

UPVC double glazed obscure glass full-length window to the front aspect, door opening to:

### **L Shaped Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage area, radiator, engineered wood flooring, doors opening to the lounge, kitchen and study, further door opening to:

### **Ground Floor W.C**

Suite comprising low level w.c and vanity hand wash basin with storage under, fully tiled walls, tiled flooring, UPVC double glazed obscure glass window to the front aspect.

### **Lounge / Dining Room**

27' 5" x 12' 8" ( 8.36m x 3.86m )  
Feature electric fireplace with oak surround and hearth, radiator, television point, telephone point, carpet flooring, part glazed French style internal doors opening to the kitchen, dual aspect with UPVC double glazed window to the front and UPVC double glazed French doors to the rear garden, UPVC double glazed French doors opening to:

### **Conservatory**

11' 4" x 7' ( 3.45m x 2.13m )  
Of UPVC double glazed construction on a brick base with tiled flooring, UPVC double glazed French doors opening to the side garden.

### **Kitchen / Breakfast Room**

20' 7" x 12' 10" ( 6.27m x 3.91m )  
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, built-in eye-level double oven, fitted hob with extractor hood over, central kitchen island with storage space and work surfaces over, breakfast bar, plumbing for washing machine, space for fridge-freezer, two radiators, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the rear garden, integral door opening to the impressive double garage and workshop.



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### **Study / Bedroom 4**

8' 9" x 7' 1" ( 2.67m x 2.16m )  
Radiator, carpet flooring, UPVC double glazed window to the front aspect.

### **First Floor Landing**

Staircase rising to the second floor bedroom, airing cupboard, carpet flooring, two full-length UPVC double glazed windows overlooking the front aspect, UPVC double glazed external entrance door opening to a Juliet style balcony, doors opening to three bedrooms and the family bathroom.

### **Bedroom 1**

13' x 9' 8" ( 3.96m x 2.95m )  
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect, door to a walk-in wardrobe/dressing room, further door opening to:

### **En Suite Shower Room**

Suite comprising low level w.c, low level bidet, vanity hand wash basin with storage under and shower cubicle with inset tiling and shower unit, part tiled walls, built-in storage cupboard, UPVC double glazed obscure glass window overlooking the front aspect.

### **Bedroom 2**

13' 2" x 9' 9" ( 4.01m x 2.97m )  
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### **Bedroom 3**

11' 2" max x 10' 3" max ( 3.40m max x 3.12m max )  
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

### **Family Bathroom**

Suite comprising low level w.c, pedestal hand wash basin, panelled bath and separate shower cubicle with inset tiling and shower unit, part tiled walls, radiator, wood effect flooring, UPVC double glazed obscure glass window overlooking the front aspect.

### **Second Floor**

These rooms have been created into the loft space with stairs rising from the first floor landing.

### **Attic Room / Hobby Room**

24' 2" max x 9' 11" max ( 7.37m max x 3.02m max )  
(Maximum floor area, sloping ceilings giving some limited head room) Two radiators, carpet flooring, inset ceiling spotlights, three double glazed Velux style windows, door opening to:

### **En Suite W.C**

(Maximum floor area, sloping ceilings giving some limited head room) Suite comprising low level w.c and hand wash basin, two double glazed Velux style windows.

### **Outside**

The property is approached over a driveway, which provides off-road parking and access to a substantial, integral 4-car garage and workshop. There is also a turning spur/further off-road parking area in front of the property and a dedicated caravan/motorhome parking bay with power/additional off-road parking space to the side of the driveway, making this lovely home perfect for caravanners and car enthusiasts alike.

There are lawned gardens set mainly to the front and side of this substantial home with an attractive rockery style garden border to the immediate front and beautiful flower and shrub bed borders to the remainder of lawn. A paved pathway leads around the side of the property to a paved patio seating area and further leads around to the rear.

The low maintenance rear garden is secluded and laid mainly to paving with a timber summerhouse, ornamental pond, exterior security lighting and a personal door into the integral double garage.

### **4-Car Garage & Workshop**

The double garage has been extended to create a large open-plan double garage, four-vehicle workshop with electrically operated roller door to the front aspect, power and lighting, work-bench inspection pit, hand wash basin, personal door opening to the rear garden, integral door opening to the kitchen/breakfast room.

welcome to

## Tangmere, Station Road, Little Fransham

- Substantial three-storey 3/4 bedroom detached residence in a non-estate village location
- Ample off-road parking and dedicated caravan/motorhome parking bay with power
- Beautifully tended corner plot gardens with roomy cabin that has power connected
- Impressively sized integral 4-car garage and workshop with inspection pit
- Large dual aspect lounge, conservatory, kitchen/breakfast room and study/bedroom 4

Tenure: Freehold EPC Rating: Awaited

# £450,000



### directions to this property:

Leave Swaffham via the A47 in the direction of Norwich. Upon entering the village of Little Fransham, continue along Main Road and take the left hand turn onto Station Road. The property will be found along on the right hand side.

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Property Ref:  
SFM109706 - 0004

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