



Glebe Close, Little Fransham Dereham NR19 2JH

welcome to

Glebe Close, Little Fransham Dereham

Offered for sale with NO ONWARD CHAIN is this well-proportioned 2 double bedroom detached bungalow, located within the village of Little Fransham. Boasting a fitted kitchen, lounge with log burner, generous garden space, driveway, garage, UPVC double glazed windows and more!



Accommodation:

UPVC double glazed entrance door opening to:

Entrance Hall

Open to the kitchen, door opening to the lounge and further door opening to the inner hall

Kitchen

10' 3" Max x 9' 8" Max (3.12m Max x 2.95m Max)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with tiled splash backs and surrounds, electric cooker, washing machine, under counter fridge, fitted breakfast bar, vinyl flooring, wall mounted central heating boiler, UPVC double glazed window to the rear aspect,

Lounge

11' 9" x 11' 9" (3.58m x 3.58m)

Feature fireplace with inset log burner, carpet flooring, television point, two radiators, UPVC double glazed window to the front aspect offering plenty of natural light.

Inner Hall

Carpet flooring, loft access, Internal door to give access to both bedrooms and shower room.

Bedroom 1

11' 9" x 10' 3" (3.58m x 3.12m)

Carpet flooring, radiator, UPVC double glazed window to front aspect allowing plenty of natural light.

Bedroom 2

9' 7" x 7' 4" (2.92m x 2.24m)

Previously used as a dining room, carpet flooring, UPVC external door giving access to rear garden.

Bathroom

Suite comprising low level w.c, hand wash basin with vanity storage under, shower cubicle mains connected shower, radiator, wood effect flooring, UPVC double glazed window to rear aspect.

Outside

To the front of the property, there is large frontage which is laid to lawn, a selection of attractive plants and flowers are set to the borders, a paved walkway way leads to the front entrance door and a driveway provides ample off road parking.

The rear garden is mainly hard landscaped with a small central lawn area, a private seating area along with a brick built BBQ and the oil tank.

Garage

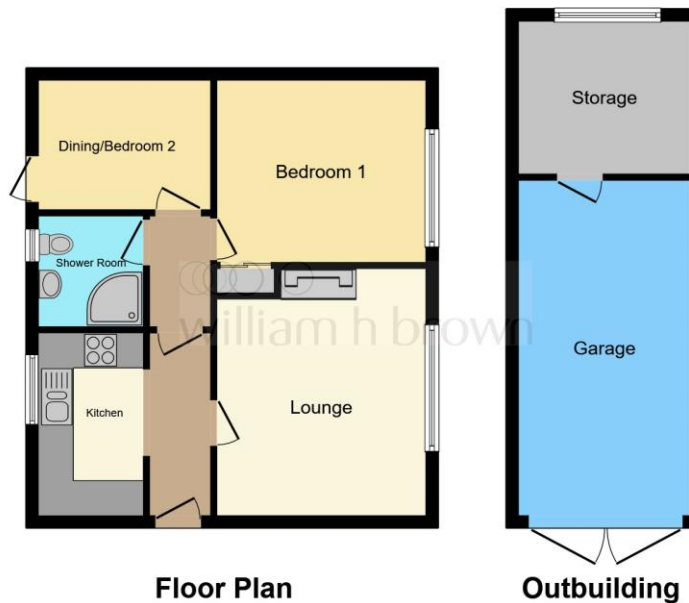
Timber built garage with hinged doors, power sockets, lighting, workshop offering space for projects and storage, window to the garden.

Location

Little Fransham is situated approximately 6 miles east from the historic market town of Swaffham and 6.5 miles west from Dereham. Little Fransham is situated on an excellent bus line, offering regular routes to Norwich, Peterborough, King's Lynn and more. Amenities include a Church, public house, the Canary and Linnet, a family-run Butcher and Deli, together with a hairdressers and 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.

Council Tax Band

This property is council tax band A.



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.focalagent.com



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welcome to

Glebe Close, Little Fransham Dereham

- NO ONWARD CHAIN!
- 2 bedroom semi-detached bungalow
- Generous gardens on three sides
- Driveway and garage, providing ample off-road parking
- Bright and airy with lots of natural light

Tenure: Freehold EPC Rating: E

offers in excess of

£210,000

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. Take the third right hand turn into Glebe Close where the property will be found at the end of the cul-de-sac identified by the William H Brown For Sale sign.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110291 - 0006

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