



Oakfield

Offers In Excess Of £875,000

This seven bedroom detached house is situated on a fantastic 5.21 acre plot in the sought-after village location of Little Fransham, ideal for those looking to keep a paddock or livestock.

Due to a bank of solar panels, the current tariff generates approx. £3000 per annum, covering all energy costs of this property.

On the Ground Floor

You are greeted with a generous entrance hall with adjacent cloakroom/WC, further down the hall you will find internal access to the double garage and a split-staircase leading to the first floor.

Further on, there is a study and utility room until you find the entrance door to a large open plan kitchen/family room.

An archway provides access to a spacious living room with log burner, plus there is a dining room and garden room to provide even more living space.

On the First Floor

There is a 15ftx17ft master bedroom with en-suite that is complemented by a jacuzzi style bathtub.

Bedroom two, boasts an en-suite shower room, plus a terrace style garden room providing garden views.

Bedrooms three, four and five can also be found on this level, of which are all serviced by a stylish family bathroom suite.



On the Second Floor

There is a spacious landing that leads to bedroom six, a double sized room that benefits from an en-suite bathroom.

Additionally, there is bedroom seven, double in size that is also complemented by a lounge/dressing area.

Outside

Within the 5.21 acre plot, is a gated driveway, providing ample off-street parking, that leads to a double internal garage plus a bolt-on garage to side, a large storage shed can also be found.

To the rear, is the formal garden area, with laid decking and raised flowerbeds, trees and shrubs.

To the side, is a pond area with storage containers and the main paddock area, this is where the solar panel bank could be found.

The paddock area would be suitable 3-5 horses.

Services

The property is fully double glazed, with underfloor heating to both ground and first floor, plus additional oil-fired heating.





Situation

Little Fransham is a mid-Norfolk village and has easy access to both the nearby towns of Dereham and Swaffham via the A47.

There is a regular bus services and the village benefits from a Farm Shop selling local produce.

Little Fransham is located approximately 6 miles from Dereham which is a well-served Breckland market town, located in the heart of Norfolk.

The Dereham town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants.

Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn.

The North Norfolk coast is also within a 40 minute drive.



Directions

To find the property leave Dereham on the A47 in the direction of Swaffham.

After entering the village of Little Fransham, turn left onto a track off the main road signposted by a Parsons & Company 'For Sale' board.



Useful Information (where is the nearest?)

Doctors – Theatre Royal Surgery (5.7 miles)

Dentist – Bupa Dental Care (5.7 mile)

Hospital – Norfolk & Norwich University Hospital (19.9 miles)

Primary School – Kings Park Primary School (5.9 miles)

Secondary School – Northgate High School (6.1 miles)

Train Station – Wymondham (25.8 miles) or Norwich (27.2 miles)

Airport – Norwich International Airport (22.9 miles)

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0273.



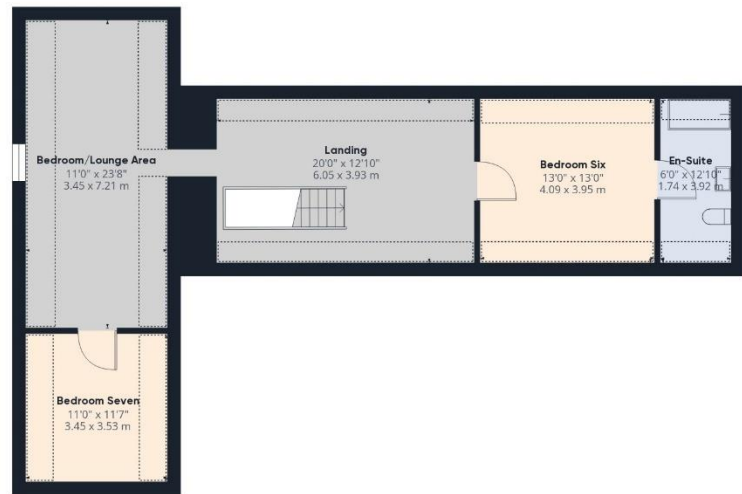
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on – call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 4215.47 ft²
 391.63 m²

Reduced headroom
 268.67 ft²
 24.96 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

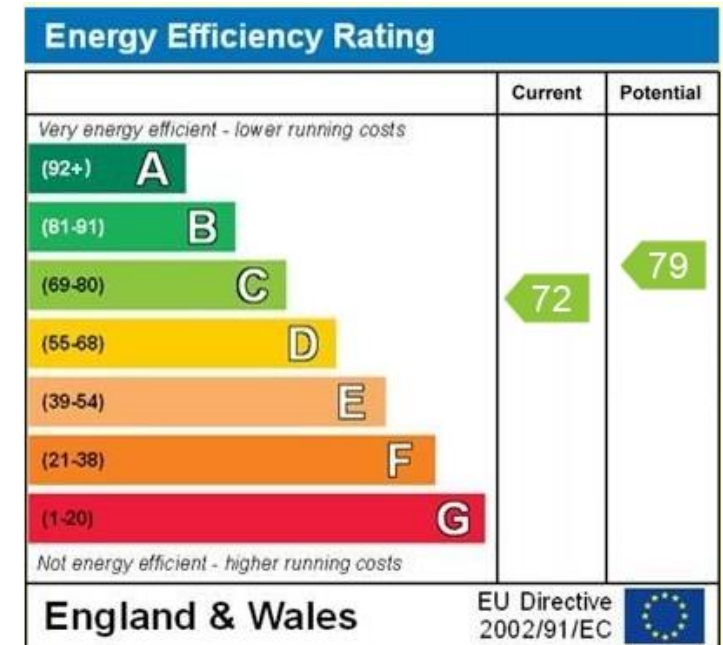
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

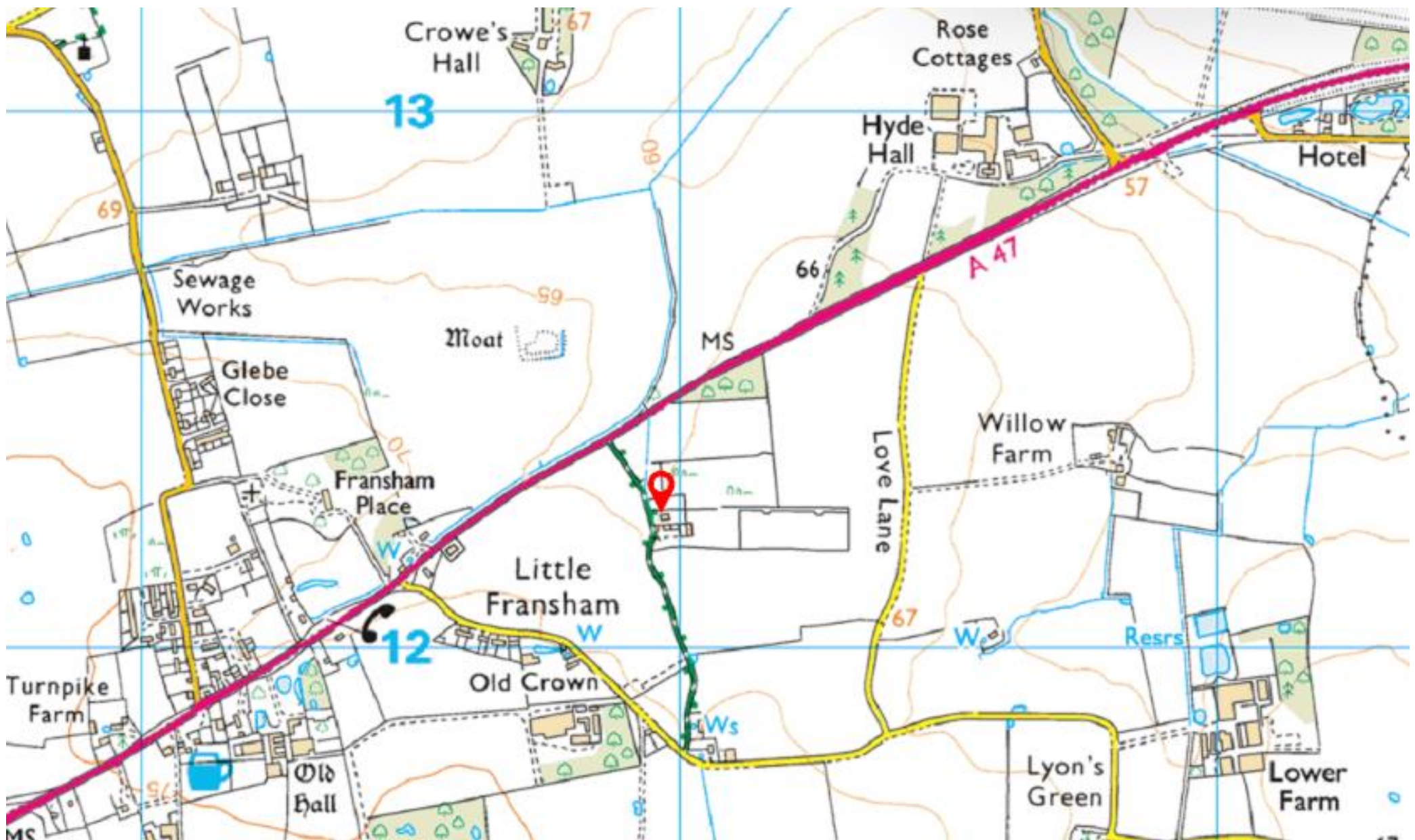
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0168-3024-4202-0627-0200>



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