



abbotFox

## Lime Tree Crescent, NR19

Generously proportioned four bedroom detached house



# Lime Tree Crescent, NR19

Generously proportioned, four bedroom detached house

abbotFox presents this generously proportioned, four bedroom detached house. Occupying a generous plot towards the end of a quiet residential close this home offers stunning open field views to the rear.

The property itself has been within the family since its construction, and has been exceptionally well maintained, improved and extended over the years to offer a bright and spacious family home. The internal accommodation comprises; an inviting entrance hall, cloakroom, bay-fronted lounge, dining room, which opens up into a spacious conservatory and a kitchen completes the ground floor. The first floor offers four comfortable bedrooms, one of which has been fitted out as an office, along with a family bathroom accessed off the landing. Externally, this property allows for off road parking for numerous vehicles with the brick-weave driveway leading to a detached single garage. The rear garden affords a high degree of privacy with a selection of mature trees, and historic hedge borders leading through to the open fields beyond. An internal viewing comes highly recommended to appreciate this home.

## KEY FEATURES

- Detached family home
- Generous living accommodation
- Open fields to the rear
- Generous driveway and detached garage
- Popular village location
- Easy access to the A47
- Internal viewing advised

## SITUATION

The quiet village of Little Fransham is situated close to the A47 between Dereham and Swaffham and near to the neighbouring village of Great Fransham.

The towns of Dereham and Swaffham are situated to the west of Norwich and offer a number of local amenities including supermarkets, public houses and restaurants, takeaways, clothing stores, pharmacies, and dental and doctors' surgeries. Schooling for all ages is available in both towns. It is also close to the village of Litcham which has a well respected all-through school for children aged 4-16. Regular bus routes are available from Dereham and Swaffham to Norwich City Centre and Peterborough. Dereham also has a train station with lines to Wymondham and further connections onto Norwich Train Station. Due to the close proximity to the A47, travelling by car to various destinations around Norfolk is also very easy and convenient.

## SERVICES

Boiler and radiators, oil, mains water

## LOCAL AUTHORITY

Breckland Council

## COUNCIL TAX BAND

D

## TENURE

Freehold





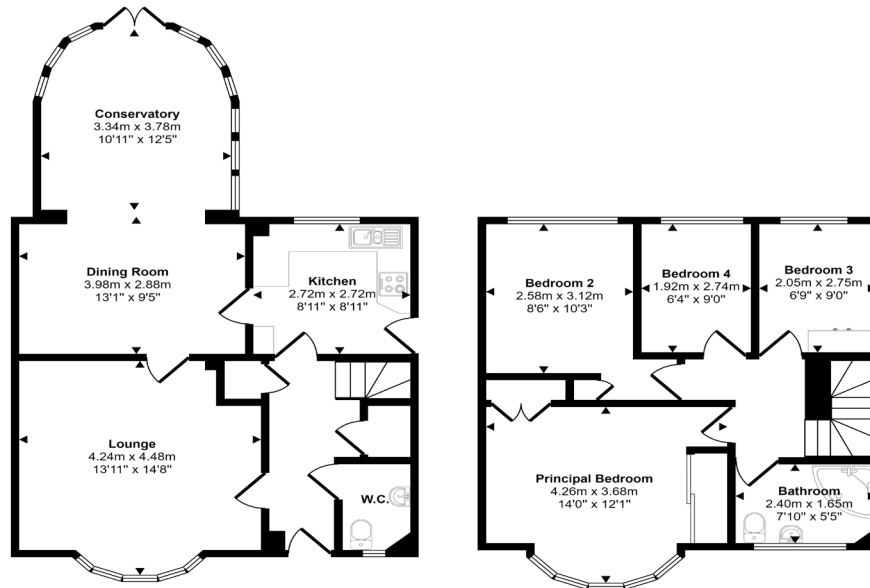




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Approx Gross Internal Area  
108 sq m / 1168 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
100 to 100	A	100 to 100	A
90 to 90	B	90 to 90	B
80 to 80	C	80 to 80	C
70 to 70	D	70 to 70	D
60 to 60	E	60 to 60	E
50 to 50	F	50 to 50	F
40 to 40	G	40 to 40	G
30 to 30		30 to 30	
20 to 20		20 to 20	
10 to 10		10 to 10	
0 to 0		0 to 0	

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