



# Meadow Close House

LITTLE FRANSHAM

## SOWERBYS

Land & New Homes Specialists

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INTRODUCING

## Meadow Close House

Meadow Close, Little Fransham,  
Norfolk, NR19 2JJ

Opportunity To Choose  
Bespoke Finishes Throughout

Georgian Inspired  
Detached Home

Five Double Bedrooms

Three Bathrooms

Dual Aspect Sitting  
Room with Fireplace

Kitchen/Dining/Family  
Room with Double Bi-  
Folding Doors to the Patio

Double Oak Cart  
Lodge and Garage

Extensive Garden and Driveway

Six Year Professional  
Consultants Certificate

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Meadow Close House is a Georgian inspired, detached five bedroom home with a substantial plot and garden.

This stunning home is being offered with the opportunity for the buyer to select all their personalised finishing touches.

On arrival, the impressive double fronted façade with oversized oak porch immediately impresses. A double cart-lodge with beautiful oak pillars and a garage provides practicality, whilst the driveway has further room for numerous vehicles.

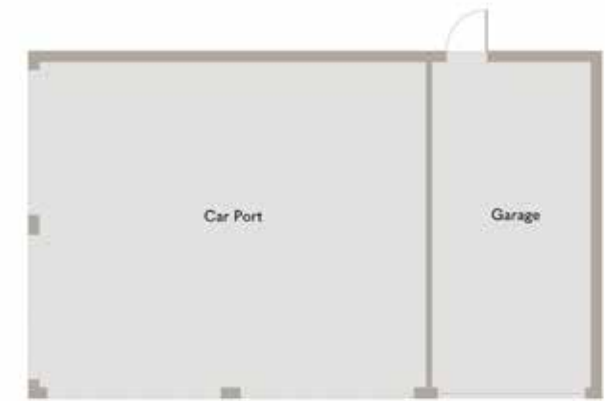
The ground floor offers a spacious hallway, fabulous dual aspect sitting room with fireplace for a stove, L-shaped kitchen/dining/family room, utility room with access to the outside and WC.

The first floor has five superb double bedrooms, which are complemented by three bathrooms.

The rear garden is absolutely outstanding and has already been successfully seeded to provide a wonderful lawn, accompanied by an extensive porcelain tiled patio, perfect for outdoor dining in the warmer months.







## GROUND FLOOR

Kitchen/Dining/Family Room  
27'5" x 17'3" (8.36m x 5.26m)

Sitting Room  
27'3" x 14'4" (8.31m x 4.37m)



## FIRST FLOOR

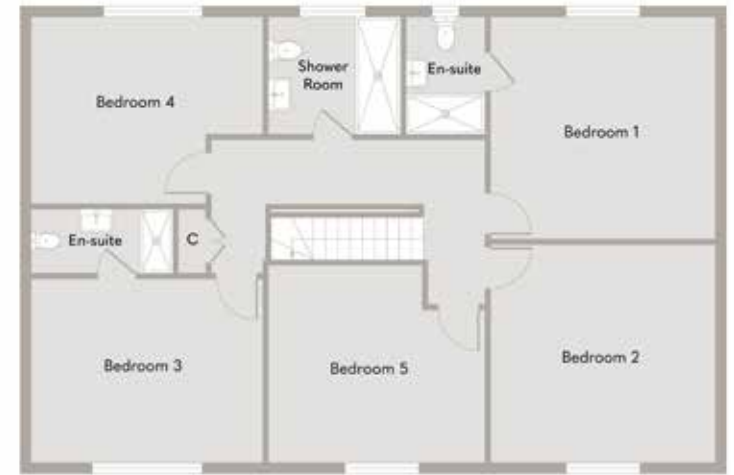
Bedroom One  
13'9" x 13'7" (4.19m x 4.14m)

Bedroom Two  
13'9" x 13'4" (4.19m x 4.06m)

Bedroom Three  
14'5" x 11'3" (4.39m x 3.43m)

Bedroom Four  
14'5" x 11'3" (4.39m x 3.43m)

Bedroom Five  
13'4" x 9'4" (4.06m x 2.84m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Little Fransham

COUNTRYSIDE LIVING WITH CHARM,  
HISTORY, AND CONVENIENCE

Nestled in the heart of Norfolk, Little Fransham is a picturesque village that captures the charm and tranquillity of rural life. Surrounded by open fields and rolling countryside, it offers a peaceful retreat while remaining well-connected to nearby towns and amenities.

The village is steeped in history, with highlights including the beautiful St. Mary's Church, a testament to its rich heritage. Nature enthusiasts will love exploring the surrounding countryside, with its network of quiet lanes, walking trails, and stunning views of Norfolk's expansive skies.

Despite its rural charm, Little Fransham offers convenient local amenities. A highly regarded butcher and deli serve as the hub of the community, providing quality local produce and a friendly welcome. For more extensive shopping, dining, and leisure options, the bustling market towns of Dereham and Swaffham are just a short drive away.

Little Fransham's location along the A47 ensures easy access to the broader region, making it an attractive choice for those who appreciate a balance of countryside living and connectivity. Whether you're seeking a serene lifestyle or a base to explore Norfolk's cultural and natural treasures, Little Fransham is a delightful village with much to offer.



*Note from Sowerbys*



Meadow Close House

“This is a superb opportunity for someone to make this home their own, by working with the developer to add the finishing touches.”



## SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Heating via air source heat pump

## COUNCIL TAX

Band to be confirmed.

## WARRANTIES

Six Year Professional Consultants Certificate

## ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

## TENURE

Freehold.

## LOCATION

What3words: ///options.singing.cuddled

## AGENT'S NOTE

Some images used have been virtually renovated to show what the completed build will look like and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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