



17 Glebe Close

Offers Over £160,000

Nestled in a popular and sought-after location, this delightful two-bedroom semi-detached bungalow offers comfortable and versatile living, ideal for those seeking a peaceful and low-maintenance home.

The accommodation comprises a welcoming entrance hallway leading to a bright living room and a fitted kitchen with ample storage and workspace.

Further on, there are two bedrooms, which are serviced by the wet room.

A particular highlight of the property is the spacious sunroom, providing an excellent space to relax or entertain while enjoying views of the good-sized rear garden.

The bungalow is offered to the market with no onward chain, and is a fantastic opportunity for downsizers, first-time buyers, or investors alike.

N.B. Please note this property does not have allocated parking or potential to create a driveway.

N.B. The red outline on the aerial photograph is approximate and for guidance only. The exact boundary is defined on the title plan.

N.B. The property is not to be used for anything other than a single residential dwelling.

N.B. We have been advised that there are currently no building regulations available for the conservatory as this property was purchased at Auction. Please speak with your legal representative to confirm this would be covered by an indemnity policy.



N.B. The property enjoys a right of way for occupiers to pass and repass (with or without vehicles in the case of roads and access ways over and along the roads, footways, and access ways). In having the right of way, the owner bears, paying and contributing a fair proportion of the cost of repairing and maintaining all such roads, footways, and access ways.

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 service and the village benefits from a Farm Shop selling local produce. The Canary & Linnet public house is in the process of being renovated with an estimated re-opening date of February 2026.

Directions

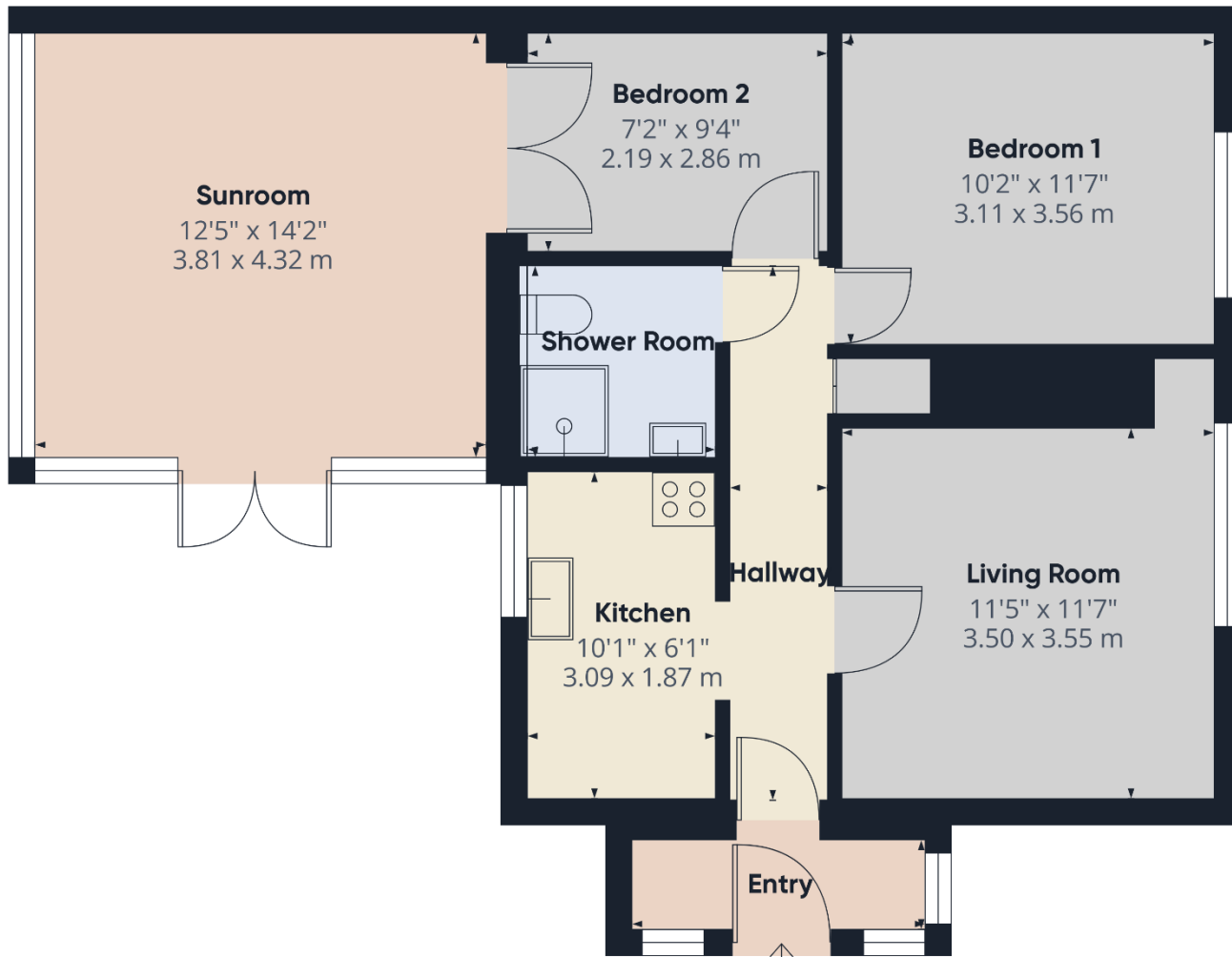
To find the property leave Dereham on the A47 in the direction of Swaffham. After entering the village of Little Fransham, take the right hand turning onto Station Road followed by the right turning onto Church Farm Close where the property will be found in the right hand corner.

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 AD0526.

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.





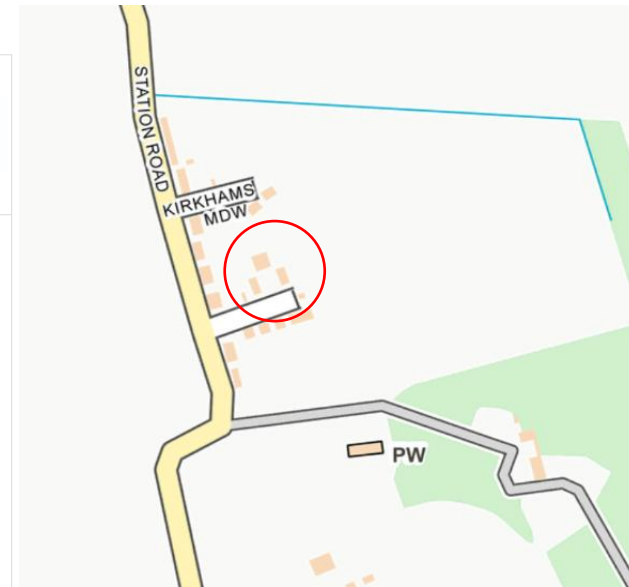
PARSONS
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Approximate total area^m
703 ft²
65.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		110
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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