

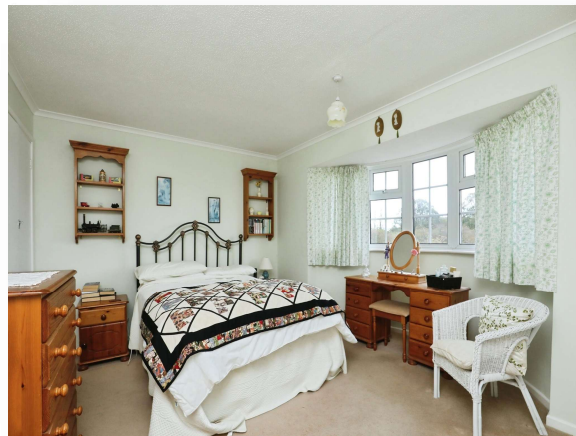
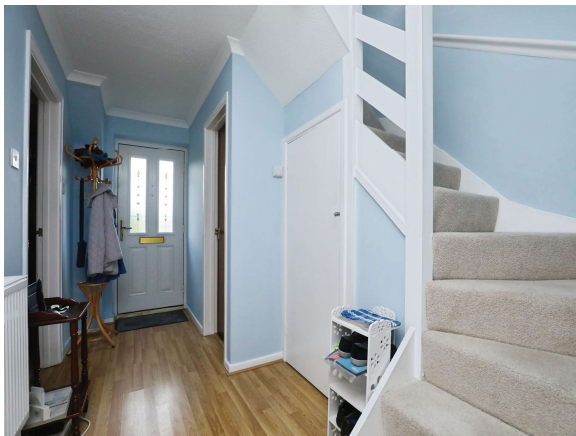


**Lime Tree Crescent, Little Fransham, Dereham, NR19 2JL**

**welcome to**

**Lime Tree Crescent, Little Fransham, Dereham**

A four bed detached house, occupying a cul-de-sac position within a well-regarded village setting, just a short drive from local amenities. Boasting 2 reception rooms, conservatory, fitted kitchen, driveway parking, integral garage, generous rear garden and field views behind. No onward chain!!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, stairs rising to first floor landing, two built-in storage cupboards, radiator, doors opening to lounge, kitchen and further door to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, tiled flooring, radiator and double glazed obscure glass window to front aspect.

### Lounge

14' 2" x 13' ( 4.32m x 3.96m )

Fitted carpet flooring, central electric fireplace with decorative surround, two radiators, double glazed bow window to front aspect and door opening to;

### Dining Room

13' 3" x 9' 5" ( 4.04m x 2.87m )

Fitted carpet flooring, radiator, door opening to kitchen and double glazed sliding doors opening to;

### Conservatory

10' 11" x 9' 1" ( 3.33m x 2.77m )

UPVC and brick build with tiled flooring, radiator, double glazed windows surrounding and double glazed external door opening to the rear garden.

### Kitchen

9' 5" x 9' 3" ( 2.87m x 2.82m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor over, space for free standing fridge freezer, space for washing machine and tumble dryer, vinyl flooring, radiator, double glazed window to rear aspect and door opening to;

### Side Porch

Tiled flooring, double glazed external doors opening

to the front and rear aspects and personal door opening to the integral garage.

### First Floor Landing

Fitted carpet flooring, double glazed window to side aspect and doors opening to all bedrooms and shower room.

### Principal Bedroom

14' 6" x 9' 10" ( 4.42m x 3.00m )

Fitted carpet flooring, airing cupboard housing hot water tank, built-in wardrobes, radiator and double glazed window to front aspect.

### Bedroom Two

12' 9" x 9' 2" ( 3.89m x 2.79m )

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

### Bedroom Three

9' 5" x 7' ( 2.87m x 2.13m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom Four

9' 6" x 6' 2" ( 2.90m x 1.88m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, radiator and double glazed obscure glass window to front aspect.

### Outside

The home occupies an end of cul-de-sac position and is approached by a hard standing driveway which provides off-road parking and access to the integral garage. The remaining space is laid to well-tended lawn, enhanced by colourful plant beds, mature hedging offering a degree of privacy, paved pathway leading to the rear gate and access to the side porch and main entrance.

Stepping out to the enclosed rear, there is a generously-proportioned garden, laid predominately to lawn with paved patio seating areas, perfect for outdoor entertaining and dining. The garden further features plant borders, mature trees, a handy greenhouse and metal storage shed. Beyond the rear aspect, you have the added bonus of far-reaching field views.

### Integral Garage

16' 5" x 9' 2" ( 5.00m x 2.79m )

Power, lighting, double glazed window to rear aspect, personal door from side porch and up and over electric door to front with remote control.

### Location

Little Fransham benefits from fantastic local amenities. There is a local pub in Fransham, The Canary and Linnet, just off the A47. Further amenities are available in the nearby well serviced village of Necton with a village shop, post office, pub and restaurant, butchers, sports and social club. Slightly further afield you will find the larger towns of Swaffham and Dereham with an excellent variety of shops, restaurants and supermarkets.



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welcome to

## Lime Tree Crescent, Little Fransham, Dereham

- \*\*Guide Price £325,000 - 350,000\*\*
- \*\*NO ONWARD CHAIN\*\*
- 4 Bedroom Detached Family House
- 2 Reception Rooms Plus Conservatory
- Fitted Kitchen With Side Porch Access

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117721 - 0006

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### directions to this property:

Leave Dereham via the A47 towards Swaffham and upon entering the village of Little Fransham, take the right hand turn into Station Road. Turn left into Lime Tree Crescent and bear around to the right. The property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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