



Lime Tree Crescent, Little Fransham Dereham NR19 2JL

welcome to

Lime Tree Crescent, Little Fransham Dereham

A 4-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!



Occupying a desirable end-of-cul-de-sac position within a charming mid Norfolk countryside village, this well-proportioned 4-bedroom detached house offers comfortable family living, generous gardens, and wonderful field views to the rear.

The ground floor features an entrance hall, a bow-fronted lounge, a separate dining room, and a conservatory overlooking the rear garden. A fitted kitchen and side porch provide practical everyday space, while the first-floor landing leads to four bedrooms and a shower room.

Set on a corner plot, the property enjoys driveway parking, an integral garage, a front garden, and a private, generously sized rear garden with open views across adjoining fields. Further benefits include oil-fired central heating, double-glazed windows, and the advantage of no onward chain.

A fantastic opportunity to acquire a well-located home with great potential, in a popular village setting surrounded by far-reaching field views.

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.



view this property online williamhbrown.co.uk/Property/DRM117721



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



Total floor area: 126.7 m² (1,364 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.floorplans.com

guide price

£325,000 - £350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117721



Property Ref:
DRM117721 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.