



Fransgreen Bungalow

Sandy Lane, East Tuddenham, Norfolk, NR20 3JG

BROWN & CO



Fransgreen Bungalow, Sandy Lane, East Tuddenham, Norfolk, NR20 3JG

An outstanding, fully renovated detached six bedroom bungalow with garage and landscaped gardens, positioned in a rural position with far reaching views across open countryside. Located in East Tuddenham, close to Dereham.

Acreage – 0.433 acres (stms).

£600,000



DESCRIPTION

Fransgreen Bungalow is an outstanding six bedroom detached bungalow of substantial proportions, offering highly versatile and well-appointed accommodation extending to approximately 2321sqft. The property has been adapted by the current owners who acquired the house by auction in 2017 and have made a super array of additions and extensions creating a six bedroom property with garage, which was once formerly just a three bedroom single storey bungalow.

The property has been thoughtfully designed and improved to provide spacious, light-filled interiors, with an excellent balance of reception space and bedroom accommodation. The principal reception rooms enjoy fine views across the adjoining countryside, with large windows providing a light and airy feel.

The accommodation is well arranged accessed at the side or front of the house into a reception hall providing access to the kitchen/dining room, sitting room and play room across the southern wing of the property. An inner hall leads through to three bedrooms and the family bathroom. The staircase leads up to the delightful principal bedroom and a second sitting room/snug/bedroom.

The property is approached via a private driveway providing ample parking and access to a detached garage.

The gardens and grounds are a particular feature of Fransgreen, being predominantly laid to lawn and interspersed with mature

trees and established planting. The rear garden enjoys uninterrupted rural views over open farmland, creating a highly attractive outlook and considerable privacy.

There are paved terraces adjoining the principal reception rooms, ideal for outdoor entertaining. In all, the grounds extend to 0.433 acres (stms).

Services – Oil fired central heating, mains water, mains electricity, private drainage (septic tank).

Local authority – Breckland District Council.

LOCATION

East Tuddenham is an attractive and well-regarded rural village situated approximately 12 miles west of Norwich and 6 miles east of Dereham, enjoying a convenient position with access to both the A47 trunk road and surrounding countryside.

The village is characterised by a mix of period cottages, individual modern homes and working farmland. Local amenities include a primary school and village church, with further facilities, supermarkets, schooling and leisure amenities available in the nearby market towns and the Cathedral City of Norwich.

The surrounding area offers a wealth of countryside walks, bridleways and quiet lanes, together with access to the wider attractions of Norfolk, including the Norfolk Broads and the North Norfolk coastline. Strategically situated within easy reach of

Norwich and Dereham, about half a mile from the main A47 trunk road and within striking distance of Wymondham.

DIRECTIONS

From Norwich city centre head west on the A1074 Dereham Road until you reach Longwater Retail Park, where the A1074 joins the A47. Take the A47 west for approximately 5 miles until you reach a right hand turn off the main road onto Sandy Lane. Continue along this road and the gated entrance to Fransgreen Bungalow will be found on the right hand side after about a mile.

AGENT'S NOTES:

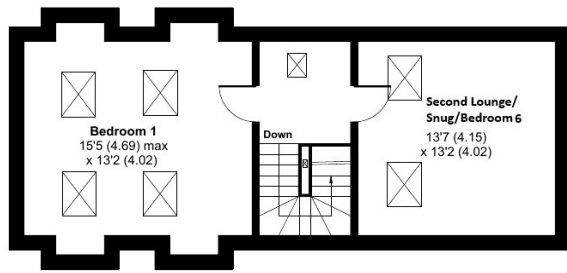
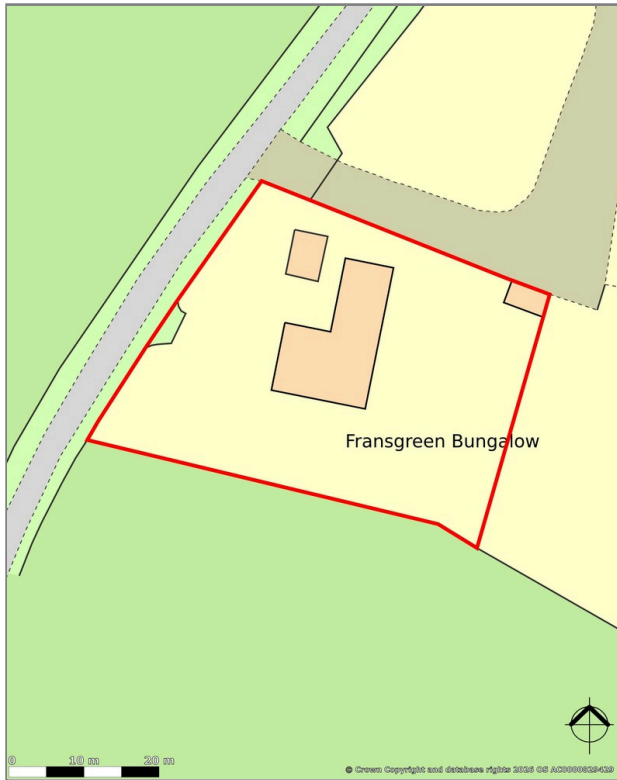
(1) The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

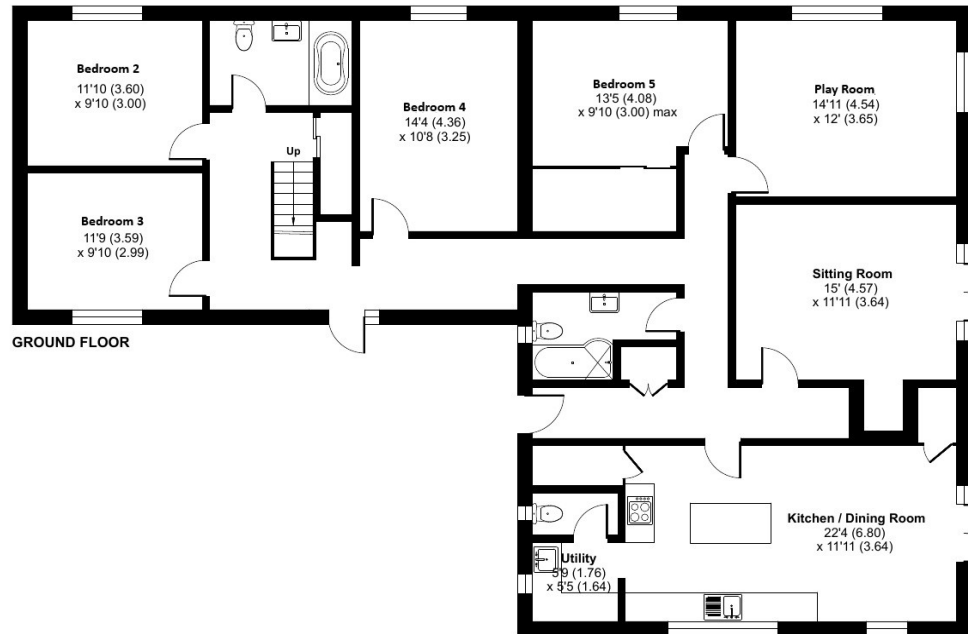
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871.



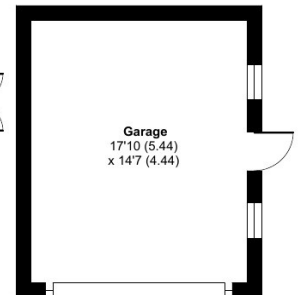




FIRST FLOOR



GROUND FLOOR



Sandy Lane, East Tuddenham, Dereham, NR20

Approximate Area = 2321 sq ft / 215.6 sq m
 Garage = 260 sq ft / 24.1 sq m
 Total = 2581 sq ft / 239.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Brown & Co. REF: 1392758

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