



**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!!



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.

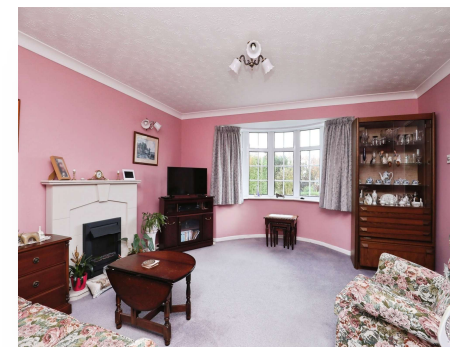
The ground floor features an entrance hall, a bow-fronted lounge, a separate dining room, and a conservatory overlooking the rear garden. A fitted kitchen and side porch provide practical everyday space, while the first-floor landing leads to four bedrooms and a shower room.

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.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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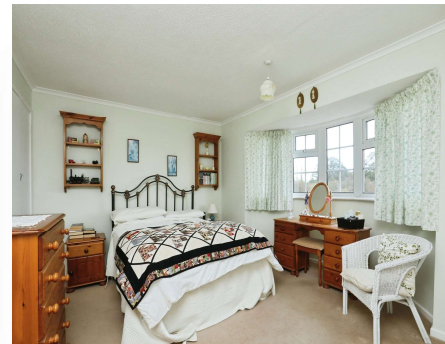
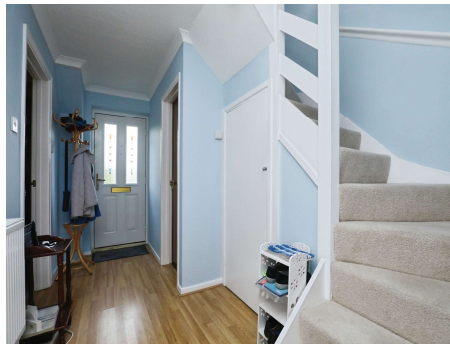
## **Lime Tree Crescent, Little Fransham, Dereham**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- **\*\*NO ONWARD CHAIN\*\***
- 4 Bedroom Detached Family House

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DRM118330 - 0003

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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.



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