Station Road, Little Fransham NR19 2JJ

william
h brown

welcome to

Station Road, Little Fransham

>>NO ONWARD CHAIN - A well presented 2 double bedroom detached bungalow set back from the road, located in a non-estate position within this sought-after village. Boasting a generous rear garden and lovely frontage, together with a driveway and garage!

Accommodation
UPVC part double glazed external entrance door opening to:

Entrance Hall
Radiator, carpet flooring, loft access, doors opening to all rooms

Lounge
Feature fireplace, radiator, carpet flooring, television point, UPVC double glazed window to the front aspect

Kitchen / Dining Room
A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, built-in electric oven with ceramic hob with cooker hood over, space for fridge/freezer, radiator, tiled flooring, UPVC double glazed windows to the side and rear aspect, door opening to:

Utility Room
Radiator, tiled flooring, work surfaces with plumbing for a washing machine, UPVC double glazed window to the side aspect, UPVC part glazed door opening to the garden.

Bedroom 1
Radiator, carpet flooring, UPVC double glazed window to front aspect

Bedroom 2
Radiator, carpet flooring, UPVC double glazed window to rear aspect

Shower Room
Suite comprising low level w.c, hand wash basin, bath with mixer tap, shower cubicle with mains connected shower and glazed shower screen, fitted bathroom mirror, and cabinet, part tiled walls, radiator,

Outside
The property is set back from the road with a large lawned front garden and a selection of plants, A driveway leads to the front of the property, providing off-road parking and access to the garage and main entrance door.

The fully enclosed and well-tended rear garden, which is a particular feature of this home, is laid mainly to lawn with a paved patio seating area and interspersed with a selection of plants, flowers and trees, A timber storage she and the oil tank are located here,

Garage
Up & over door, lighting, power sockets, personal door opening to the garden.

Location
Little Fransham is situated approximately 6 miles east from the historic market town of Swaffham and 6.5 miles west from Dereham. Little Fransham is situated on an excellent bus line, offering regular routes to Norwich, Peterborough, King's Lynn and more. Amenities include a Church, public house, the Canary and Linnet, a family-run Butcher and Deli, together with a hairdressers and self-storage business. Further facilities and amenities can be found in the neighbouring town of Swaffham, including a small, social history museum, many public houses, restaurants and cafes, together with supermarkets and independent shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. The popular Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Council Tax Band
This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

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Station Road, Little Fransham

- NO ONWARD CHAIN
- Generous 2 bedroom detached bungalow
- Presented in good order throughout
- Lounge and large kitchen / dining room
- Modern shower room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

directions to this property:

Leave Swaffham via the A47 in the direction of Norwich. Upon entering the village of Little Fransham, continue along Main Road and take the left hand turn onto Station Road. The property will be found along on the left hand side identified by our William H Brown For Sale board.

£250,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111041

The Property Ombudsman

Property Ref:
SFM111041 - 0002

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