

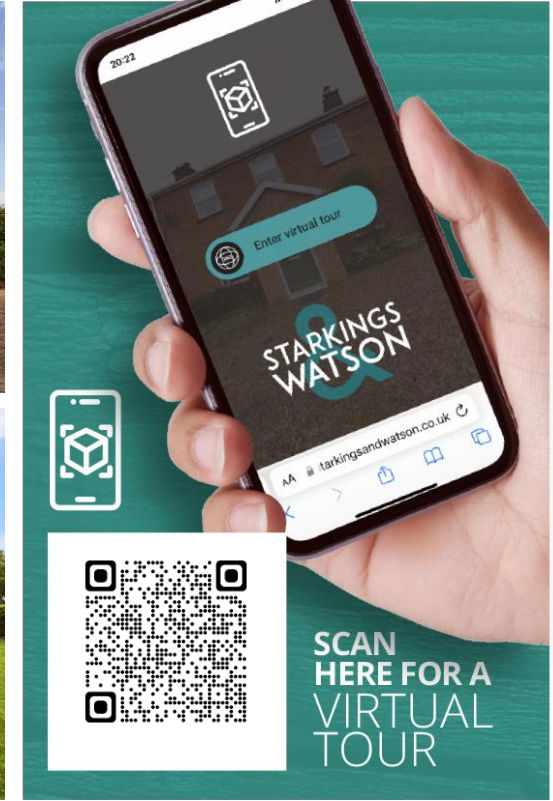
MAIN ROAD

# Little Fransham, Dereham NR19 2JS

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- Stunning Self Built & Substantial Home
- Hard Wearing Wood & Engineered Flooring
- Open Kitchen/Dining/Family Area
- Approximately 5.21 Acres of Land (stms)
- Three En Suites, Bathroom & W.C
- Potential for Equestrian Land or Development (stms)
- Seven Bedrooms Over Two Floors
- Ample Parking & Secure Gated Access

#### IN SUMMARY

This STUNNING DETACHED FAMILY HOME offers size and space in abundance with a HUGELY IMPRESSIVE plot size of approximately 5.15 ACRES (stms) - ideal for EQUESTRIAN, LIVESTOCK or possible DEVELOPMENT (stp). This MODERN SELF BUILT HOME is situated in a rural village location with fields surrounding, yet conveniently located for amenities, road links and the A47. Built by the current owner around 14 years ago and could be used in a number of different ways with spacious accommodation set over three levels with a total of over 4200 Sq. ft of internal living accommodation (stms). Features include a water treatment plant, UNDERFLOOR HEATING on the first two floors and 4KW of SOLAR PANELS. Internally you will find a dual aspect sitting room with multi-fuel burner, kitchen/breakfast room with separate dining area, garden room and study. On the first and second floors there are SEVEN BEDROOMS with THREE BATHROOMS, as well as GALLERIED LANDING, FAMILY ROOM and FIRST FLOOR SUN-ROOM.

#### SETTING THE SCENE

Approached via the shared private lane from the main road, set well away from the main road. There are then black iron gates to the front leading to the hard standing driveway. The main entrance door is located to the front with the integral double garage also found to the front.

#### THE GRAND TOUR

Entering the main entrance door into the welcoming entrance hallway you will find the W.C immediately to the left, stairs to the first floor, integral access to the double garage and under-stairs storage. The utility room can be found on the right with built-in storage, work surfaces and space for various white goods, as well as a side door to the garden. On the other side of the hallway there is a study/reception room. There is then access into the main reception space and kitchen. The first room being the kitchen/dining/family room. The kitchen offers solid wood units with rolled edge work surfaces, space for a free standing range oven and various white goods, integrated dishwasher and breakfast bar. this opens into the family room with tiled flooring. The dining room can be found through the opening to the right with a bright garden room found straight ahead with access to the garden. The main sitting room is also semi open plan to the kitchen. The sitting room is a wonderful space offering plenty of light and access to the rear garden as well as a brick fireplace housing a multi-fuel burner. Heading up to the first floor galleried landing you will find access to a number of bedrooms as well as access to the second landing. To the front of the house you will find two double bedrooms with built-in wardrobes as well as the main family bathroom with shaped bath and shower over. To the other side of the landing there is a smaller bedroom overlooking the paddocks with a wonderful large en-suite bedroom opposite the corridor. This room offers a unique sun room overlooking the garden as well as en-suite shower room. To the rear of the house is another large double bedroom with built-in wardrobes and another en-suite with feature raised Jacuzzi style bath. The second floor landing offers another reception space with room for soft furnishings. To the rear is another double en-suite bedroom with corner bath and to the front there are two connecting rooms currently used as a reception into a bedroom but could be used as two bedrooms if required.



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### THE GREAT OUTDOORS

The property is accessed via its own private iron gates and leads through to the hard standing off-road parking area suitable for multiple vehicles, plus access to the integral double garage with twin up and over electric doors, light and power. A timber gate to the right-hand side of the property provides access to the enclosed rear garden space which is mainly laid to a raised lawn, and enclosed by mature hedging and also features a decking area and patio leading from the rear of the property. This space provides the perfect private spot for entertaining. The property then offers an impressive plot of some 5.2 acres (stms) with most of the land set to paddocks located to the left of the house itself. The paddocks offers the ideal option for a number of uses whether that be some form of development or lifestyle business (stp) or even equestrian/livestock potential. This space also features a ground level pond, mature orchard and trees, plus a large shed, two 20' storage containers, log cabin and separate lean-to. You will also find the ground mounted solar panels, borehole and water treatment plant. The paddocks also offer a separate access from the shared lane which is useful for access on and off the plot.

### OUT & ABOUT

Located in Little Fransham, the property 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.

### FIND US

Postcode : NR19 2JS

What3Words : ///clocks.eyebrows.treatment

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Buyers are advised the access is via a shared private lane with right of access with a third of the share of maintenance. Water is supplied via a bore hole, and drainage is via a sewerage treatment plant. There are 16 solar panels 4kw generating approximately £2.5k PA with running costs of approx. £700 PA. Land Registry stipulates that intensive Livestock, rearing is forbidden on the land, however this is okay at a smallholding level.

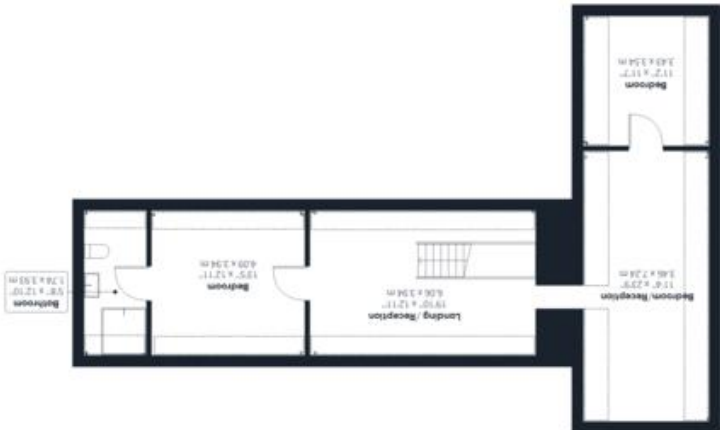
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Floor 2



Ground Floor



Floor 1

GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area (1)  
 4246.53 ft<sup>2</sup> 394.52 m<sup>2</sup>  
 Reduced headroom 273.63 ft<sup>2</sup> 25.42 m<sup>2</sup>

