



THE STORY OF
4 Lime Tree Crescent

Little Fransham, Norfolk

SOWERBYS



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4 Lime Tree Crescent

Little Fransham, Norfolk
NR19 2JL

Link Detached Bungalow

Village Location

Three Bedrooms

Sitting Room

Kitchen/Dining Room

Family Bathroom

Separate WC

Garage

Driveway

Garden

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This well-proportioned link detached bungalow offers an excellent opportunity to enjoy single-level living in a peaceful Norfolk village. With a thoughtful layout this charming home is perfect for families, downsizers, or those seeking a relaxed lifestyle.

The property boasts three comfortable bedrooms, offering flexibility for family living or accommodating guests. At the heart of the home is a kitchen/dining room, ideal for both everyday meals and entertaining. The sitting room provides a cosy yet generous space to relax and unwind, with large windows allowing natural light to fill the room.

Whilst the home is in good condition overall, there is scope for updating, giving new owners the opportunity to modernise and personalise the space to their own tastes.

Externally, the property continues to impress. A driveway provides ample parking and leads to the attached garage, offering both storage and further practicality. The garden is a versatile space for relaxing or entertaining, or for gardening enthusiasts to create their dream outdoor retreat.





Ground Floor
 Approximate Floor Area
 961 sq. ft
 (89.23 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Little Fransham

COUNTRYSIDE LIVING WITH CHARM,
HISTORY, AND CONVENIENCE

Nestled in the heart of Norfolk, Little Fransham is a picturesque village that captures the charm and tranquility of rural life. Surrounded by open fields and rolling countryside, it offers a peaceful retreat while remaining well-connected to nearby towns and amenities.

The village is steeped in history, with highlights including the beautiful St. Mary's Church, a testament to its rich heritage. Nature enthusiasts will love exploring the surrounding countryside, with its network of quiet lanes, walking trails, and stunning views of Norfolk's expansive skies.

Despite its rural charm, Little Fransham offers convenient local amenities. A highly regarded butcher and deli serve as the hub of the community, providing quality local produce and a friendly welcome. For more extensive shopping, dining, and leisure options, the bustling market towns of Dereham and Swaffham are just a short drive away.

Little Fransham's location along the A47 ensures easy access to the broader region, making it an attractive choice for those who appreciate a balance of countryside living and connectivity. Whether you're seeking a serene lifestyle or a base to explore Norfolk's cultural and natural treasures, Little Fransham is a delightful village with much to offer.



Note from Sowerbys



“...the garden offers the perfect space to create a dream outdoor retreat.”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating via Dimplex Q-Rad and Saletto programmable radiators.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 4590-6066-0822-8499-3243

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///strapping.slide.each

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SOWERBYS

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