



## 8 Station Road, Little Fransham

In Excess of £425,000

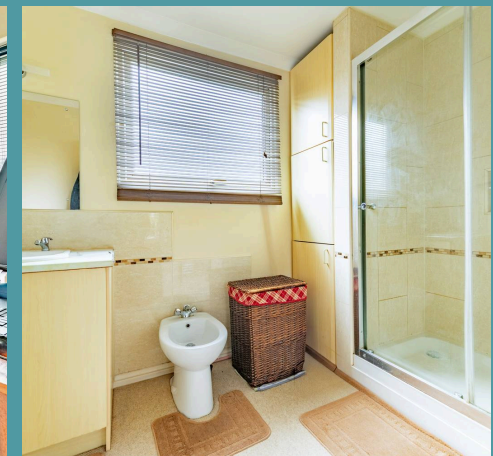
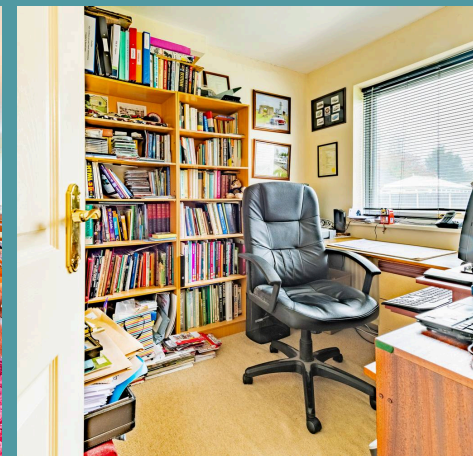
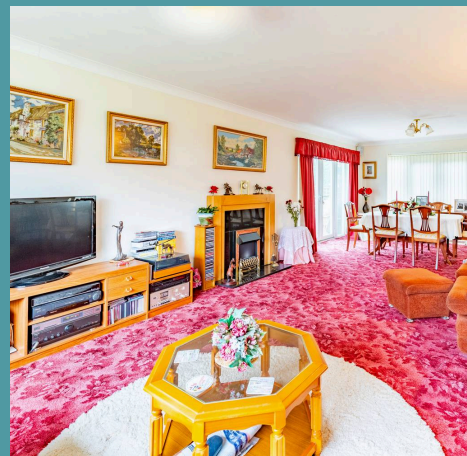
# 8 Station Road

Little Fransham, Dereham

This spacious detached home in Little Fransham offers a bright dual-aspect lounge, a conservatory, and a well-equipped kitchen/breakfast room. With a dedicated study for home working, a master bedroom with en-suite and walk-in wardrobe, plus two additional double bedrooms and a stylish family bathroom, it's perfect for versatile living. The second-floor attic room with en-suite adds even more opportunity. The property features a large integral garage, ample parking, and dedicated space for a caravan or motorhome. Set on a corner plot with low-maintenance gardens, this home combines comfort and practicality in a sought-after village location.

## Location

Little Fransham is a quaint and peaceful village located in the heart of Norfolk, perfectly positioned between the market towns of Swaffham and Dereham, both just a short drive away. The village is well-connected, with the A47 providing easy access to Norwich to the east and King's Lynn to the west, making it ideal for commuters. The surrounding countryside offers beautiful walking and cycling routes. At the same time, the village is home to a tight-knit community and local amenities, including a pub and a primary school nearby. Swaffham, just 6 miles away, offers further shopping, dining, and leisure options. In contrast, the historic city of Norwich, around 20 miles away, boasts a wide range of cultural, educational, and transport facilities. Little Fransham perfectly balances rural tranquillity and convenient access to town and city life.

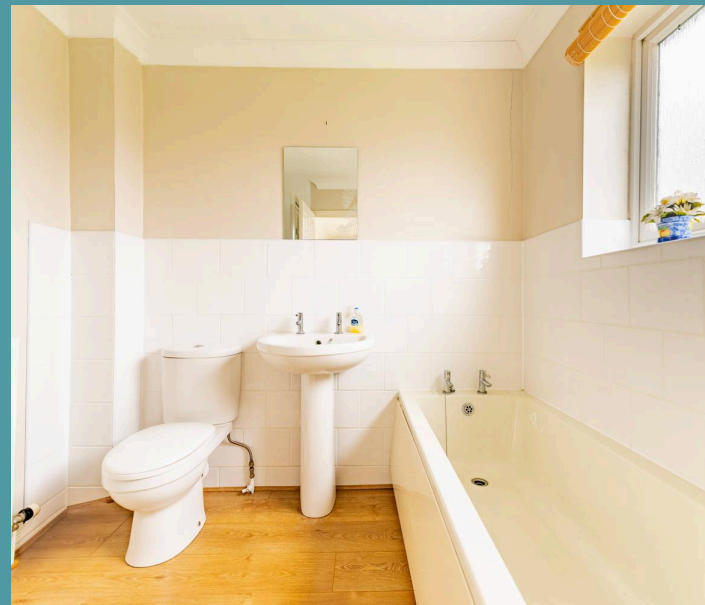




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### Little Fransham, Dereham

This spacious property begins with a welcoming entrance porch that leads into a bright and airy hallway, featuring a staircase that rises to the first-floor landing. A conveniently located cloakroom with a W.C. is perfect for guests. The heart of the home is the large dual-aspect lounge and dining room, which is bathed in natural light. French doors open into the conservatory, creating a seamless connection between indoor and outdoor living, while additional French doors lead to the side garden, offering easy access to the outdoors. Next to the lounge and dining area is the well-designed kitchen/breakfast room, providing a functional space for family meals and gatherings. A dedicated study off the kitchen creates a quiet and productive environment for those working from home. Upstairs, the first-floor landing provides access to the generous master bedroom, which includes a four-piece en-suite shower room and a spacious walk-in wardrobe. Two further double bedrooms offer ample space, and the family bathroom is stylishly fitted with modern fixtures. On the second floor, a versatile attic room with its own en-suite offers endless possibilities—whether as a guest suite, playroom, or creative space.

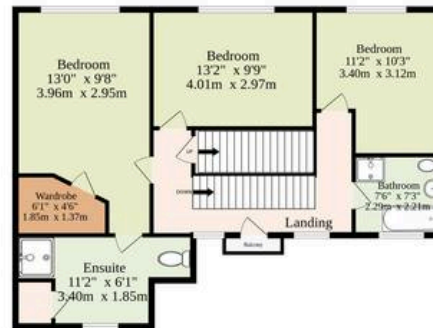


The property also includes a large integral garage with space for up to four cars, a workshop area, and an inspection pit. There's also a dedicated parking bay for a caravan or motorhome, along with plenty of off-road parking. Set on a spacious corner plot, the property features landscaped gardens. The rear garden is low-maintenance, offering a peaceful retreat, while the front and side gardens provide additional outdoor spaces.

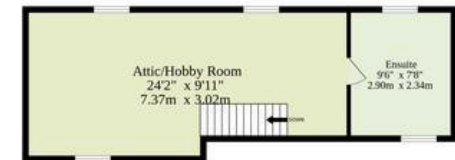
**Ground Floor**  
1699 sq.ft. (157.8 sq.m.) approx.



**1st Floor**  
495 sq.ft. (46.0 sq.m.) approx.



**2nd Floor**  
295 sq.ft. (27.4 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 2489 sq.ft. (231.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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