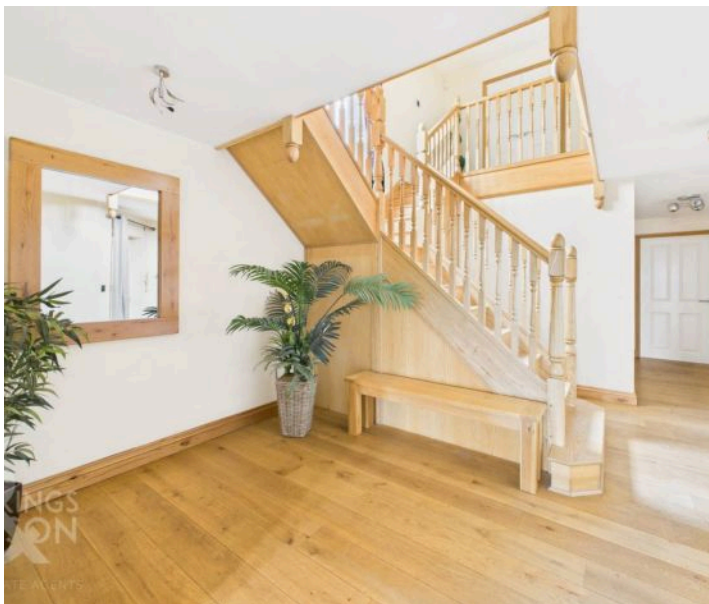




Main Road, Little Fransham - NR19 2JS





## Main Road

Little Fransham, Dereham

Delivering an impressive approximately 5.21 ACRES OF LAND (stms), this EXPANSIVE DETACHED HOUSE completed in 2009, presents itself as a VERSATILE property IDEAL FOR A MULTITUDE OF USES.

Boasting very EFFICIENT and AFFORDABLE running costs relative to its size, this property features 4KW of INCOME-GENERATING SOLAR PANELS, ensuring sustainability is at the forefront with an income in the region of £2,500 per year. Spanning over 4,200 sq. ft. (stms) of living accommodation, the layout includes a grand HALLWAY ENTRANCE with a STUDY and UTILITY ROOM, moving to the open KITCHEN/DINING/FAMILY ROOM along with TWO SUNROOMS, offering ample space for relaxation and entertainment. The STUNNING GALLERIED LANDING reveal SEVEN BEDROOMS spread across two floors, complemented by THREE ENSUITES, a FAMILY BATHROOM, and a separate W.C., privacy and convenience are effortlessly combined.

Externally, SECURE GATED ACCESS opens to a substantial DRIVEWAY with plenty of OFF-ROAD PARKING and DOUBLE INTEGRAL GARAGE. The ENCLOSED REAR GARDEN beckons with its raised lawn, mature hedges, and inviting decking area perfect for outdoor leisure. Expanding to 5.2 acres (stms), the vast land consists mainly of PADDOCKS positioned adjacent to the house, allowing for VERSATILE DEVELOPMENT OPPORTUNITIES or equestrian/livestock ventures.



This outdoor haven includes a ground level pond, mature orchard, storage solutions such as a large shed and two 20' containers, a charming log cabin, and a separate lean-to.

- Versatile Property, Ideal For a Multitude of Uses
- Approximately 5.21 Acres of Land (stms)
- Very Efficient & Affordable to Run Relative to the Size
- 4KW of Income Generating Solar Panels
- Over 4,200 Sq. Ft (stms) of Living Accommodation
- Open Kitchen/Dining/Family Area & Two Sunrooms
- Seven Bedrooms Over Two Floors
- Three En Suites, Family Bathroom & W.C
- Secure Gated Access, Driveway Parking & Double Garage

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

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.

#### 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 brick weave driveway. The main entrance door is located to the front alongside the integral double garage boasting electric up-and-over doors.



## THE GRAND TOUR

Stepping inside, the grand entrance hall opens with engineered wood flooring running underfoot and a conveniently located two piece W.C to the left, fully tiled for ease of maintenance. The focal point of the space being the custom made oak staircasing rising to the first floor with integral storage to the right hand side. Opposite, the utility space offers a range of wall and base storage units with under counter space for white goods and a French door leading out to the garden. Also from the hallway, access door opens to the integral double garage with lighting, electric up-and-over doors and power. This space has provisions already in place to be easily converted to further living space if required. Moving through the hall, further to left is a separate study space enjoying plenty of light from uPVC double glazed windows. Opening from the end of the hallway, the kitchen and breakfast room can be found, offering tiled flooring underfoot with the kitchen itself boasting a wide range of wall and basesolid wood storage cupboards, space for a range style oven, extractor above and integral appliances. Plenty of worktop space offers ample room ideal for food preparation with a integrated breakfast bar for convenience. The rest of the room offers versatile room for soft furnishings. Beyond the kitchen is the 24' dual aspect sitting room, with further engineered wood flooring underfoot and plenty of space for furniture. Centred around an exposed brick fireplace with a wooden mantel and an inset multi burner sat on a tiled hearth, the room enjoys plenty of natural light with double French doors opening to the enclosed rear garden. Further, the sunroom offers further reception space with French doors out to the garden, tiled flooring underfoot and underfloor heating making this space perfect for year round use. Double doors open to the dining room with engineered wood flooring and open to the kitchen, offering plenty of space for formal dining.

Ascending the stunning staircase to the galleried first floor landing, offering a supreme sensation of space with doors opening to all of the first floor accommodation and double doors opening to a large integral storage space. To the left hand side of the property, doors open to three of the bedrooms. The smallest room to the left continues with engineered wood flooring and ample space for a double bed and a feature exposed timber wall to one side as well as views to the expansive garden opposite. The next bedroom also offers a substantial size with smooth ceilings and spotlights overhead and offers a generously sized three piece ensuite shower room with a wall mounted heated towel rail and tiled flooring and walls. This bedroom includes the added feature of the first floor sun room enjoying a triple aspect with uPVC windows all around. The main bedroom can be found to the end of the hall. A generously proportioned room enjoying a dual aspect with mirrored fitted wardrobes to one side, plenty of space for a large double bed and dressing furniture, plenty of power points can be found around the room. The main bedrooms offers an ensuite bathroom with a jacuzzi style bath, windows overlooking the garden, wall mounted heated towel rail and tiling throughout.

Back to the landing and to the right hand side, the main family bathroom can be found offering a further three piece suite this time including a p-shaped bath with shower overhead and a further heated towel rail. Heading straight down the hall to the back of the home, two further double bedrooms can be found. Both of which including engineered wood flooring and sizable integral storage wardrobes. Ascending the staircase to the carpeted second floor landing, Velux windows throughout flood the space with light with stunning vaulted ceilings also offering eve storage for convenience. Initially the landing room offers versatile space, ideally a snug or a study. With another double bedroom straight ahead including carpeted flooring and a three piece ensuite, including a large corner bath below a further Velux window and plenty of space for vanity storage. The door at the other side of the room leads to two bedrooms both with carpeted flooring, vaulted ceilings and Velux windows as well as gas radiators in both rooms.

## FIND US

Postcode : NR19 2JS

What3Words : ///clocks.eyebrows.treatment

## VIRTUAL TOUR

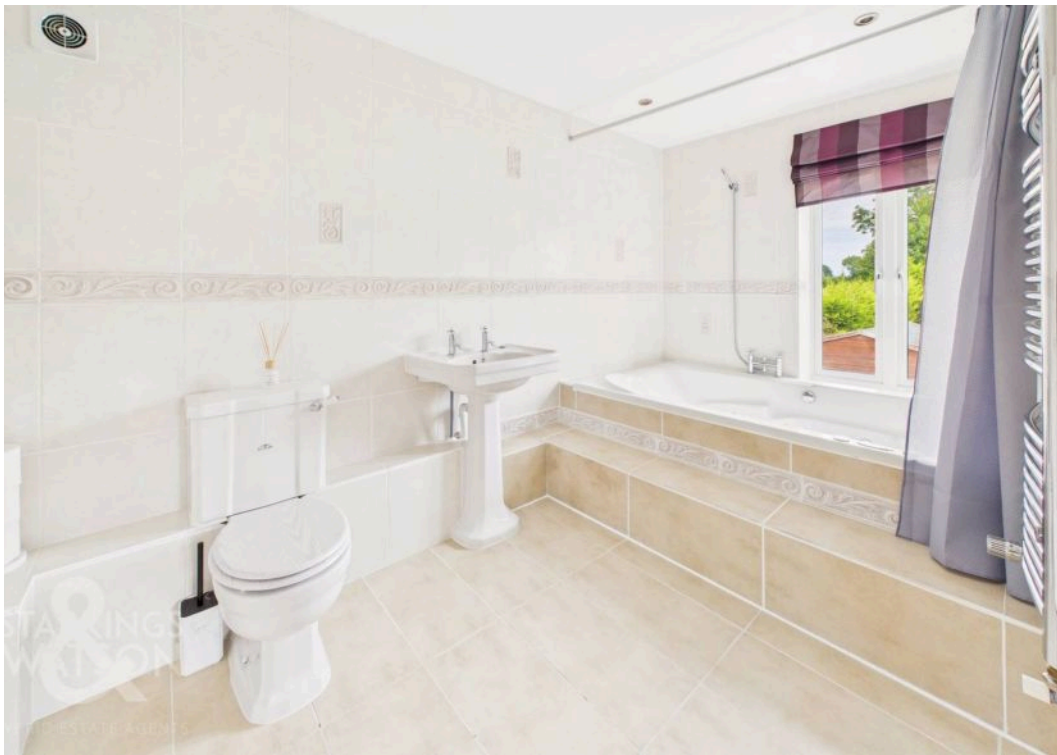
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

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 treated, meaning no regular cost to the homeowner and drainage is via a sewerage treatment plant. There are 16 solar panels 4kw generating in excess of £2.5k PA with running costs of approximately £700 PA. Land Registry stipulates that intensive Livestock rearing is forbidden on the land, however this is okay at a small holding level. The vendor advised oil cost to be in the region of £800 PA.











## GARDEN

**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.

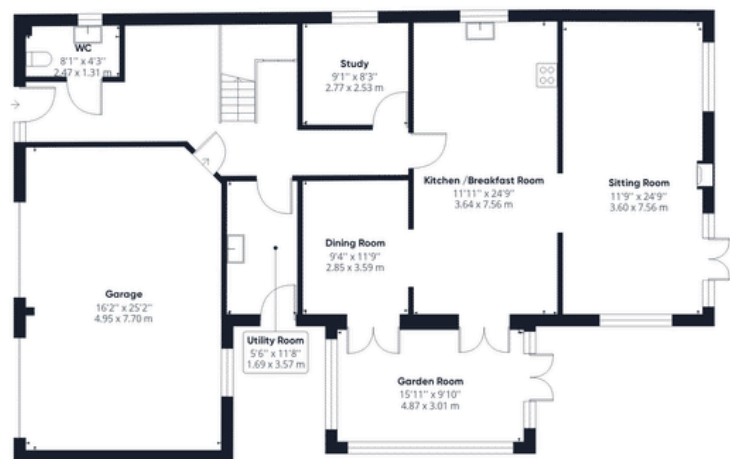
## DOUBLE GARAGE

2 Parking Spaces

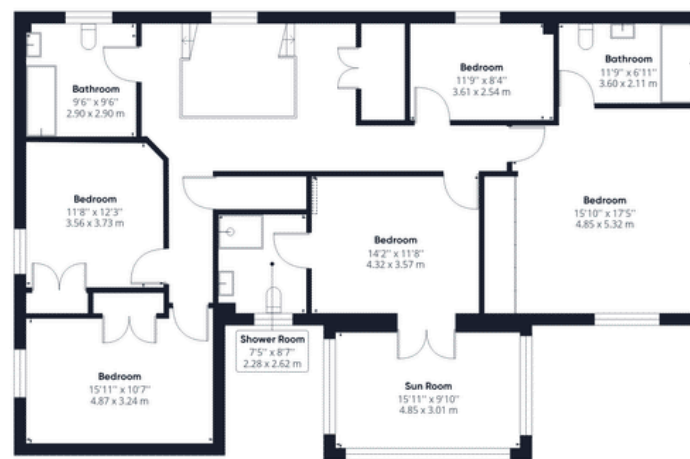
## DRIVEWAY

4 Parking Spaces

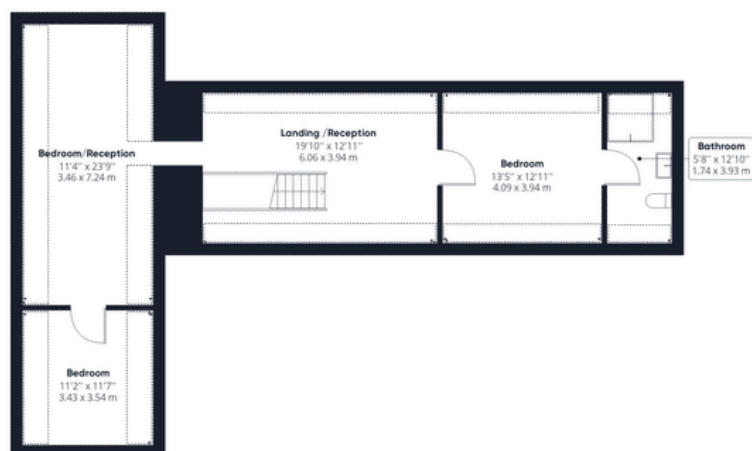




**Ground Floor**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

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>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360





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