



4 Lime Tree Crescent, Little Fransham

Guide Price £250,000

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Little Fransham, Dereham

Guide Price £250,000 - £270,000. This spacious link-detached bungalow in Little Fransham offers relaxed, single-level living in a friendly, well-connected village setting. Enjoy the ease of a home with flexible interiors, ideal for hosting, home working or simply unwinding in comfort. Outside, a generous garden and private driveway with garage provide both practicality and potential. With no onward chain, it's an excellent choice for buyers looking to move swiftly and make their mark. A perfect balance of countryside calm and access to nearby towns, ideal for those craving space without compromise. Set between the bustling market towns of Dereham and Swaffham, with Norwich and King's Lynn within easy reach, this location blends rural with everyday convenience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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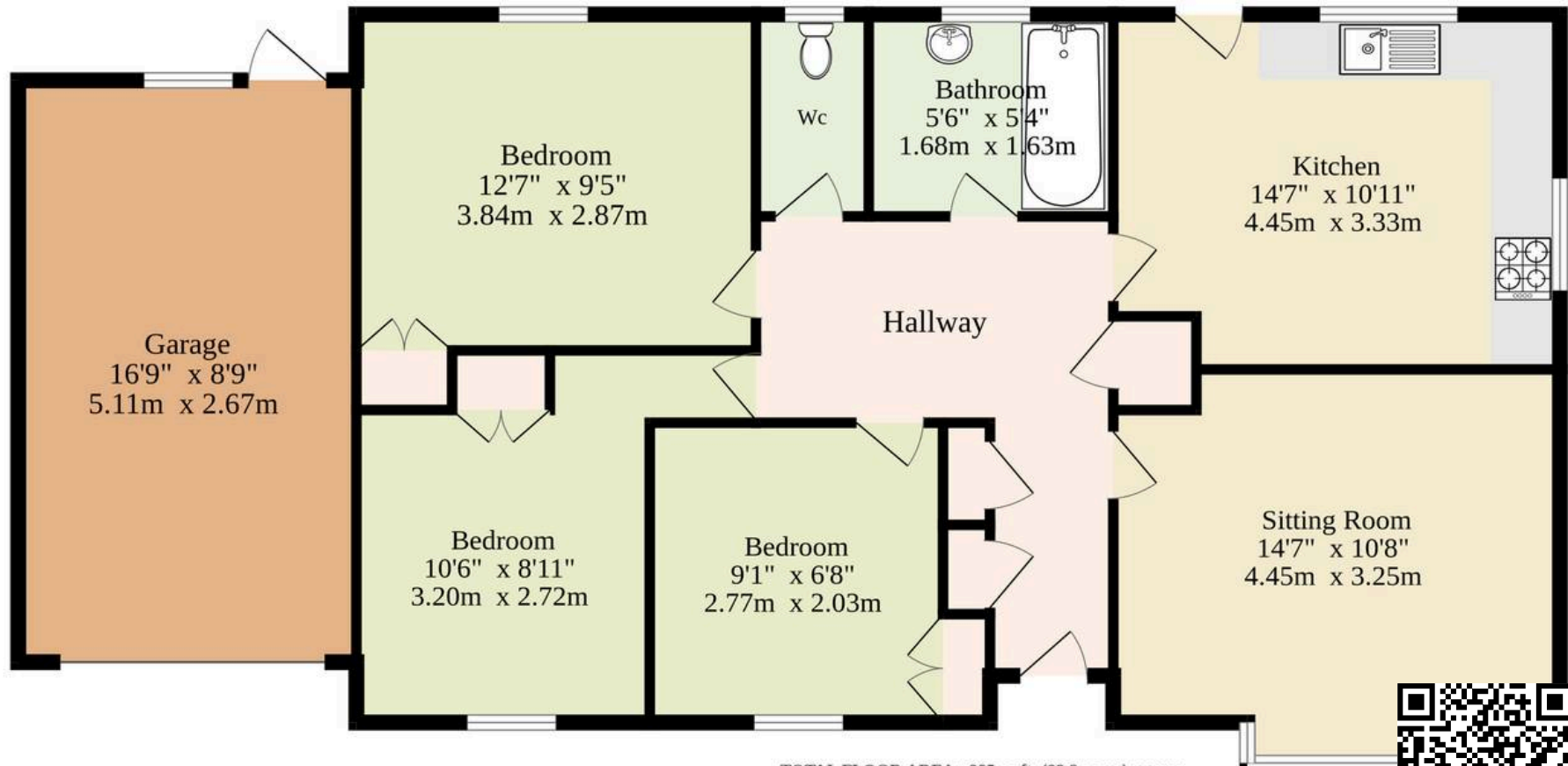
The Location

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 popular butchers/deli, hairdressers, and a 1/2 hourly bus service to King's Lynn, Norwich, and Peterborough nearby. Swaffham, just 6 miles away, offers further shopping, dining, and leisure



Ground Floor
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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