



10 Station Road, Little Fransham

Dereham



Minors & Brady

Nestled in a village that whispers charm and exclusivity, this impressive detached residence effortlessly combines space and practicality. Spanning over three thousand square feet, it boasts five genuine double bedrooms and a series of expansive reception rooms designed for both family life and entertaining. A wide private driveway leads to a double garage with an adjoining workshop, offering ample parking and storage for hobbyists or car enthusiasts. The heart of the home is the large kitchen and breakfast room, perfectly suited for sociable family living, complemented by a separate utility room for ultimate convenience. Four ground-floor bedrooms provide flexible living arrangements, with the principal suite featuring a luxurious en-suite bathroom. Upstairs, a fifth bedroom forms a self-contained suite, ideal as a guest retreat, home office, or independent living space. Outside, the gardens wrap around the property, offering mature planting, lawns, and patios that create a private sanctuary for relaxation or entertaining. Offered with no onward chain, this home represents a rare chance to secure a versatile, long-term family residence in a highly sought-after village location.

- Impressive detached residence in a desirable village – Set on a generous plot, offering privacy and charm
- Over 3,000 sq ft of versatile accommodation – Plenty of space for family living and entertaining
- Five genuine double bedrooms – Includes a luxurious principal suite with en-suite bathroom
- Spacious reception rooms – Generously proportioned living and dining areas for gatherings or relaxation
- Large kitchen and breakfast room – Sociable, well-equipped hub, with an adjoining utility room
- Separate study – Perfect for home working, creative projects, or a quiet retreat

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The Location

Little Fransham is a small village located in the heart of Norfolk, located between the market towns of Dereham (approximately 6.5 miles to the east) and Swaffham (about 6 miles to the west), with the city of Norwich situated around 22 miles to the east. Its position just off the A47 provides excellent road connectivity, making it ideal for commuters and those seeking a rural lifestyle with access to urban amenities.

Though Little Fransham itself is a quiet residential village, essential amenities are within easy reach. The nearby village of Necton (around 3 miles away) offers a convenience store, post office, pharmacy, and a popular fish and chip shop. The larger town of Dereham provides a broader selection of supermarkets, independent shops, cafés, and restaurants.

For families, there are several well-regarded primary schools within a short drive, including Necton VA Primary, Scarning Primary, and Beeston Primary School. Secondary education is available in Dereham, with schools such as Dereham Neatherd High School and Dereham Sixth Form College serving the area.

Healthcare needs are supported by local GP practices in nearby villages and the Dereham Community Hospital, which provides outpatient and minor injury services. Dental practices and opticians are also available in Dereham and Swaffham.

Transport links are strong for a rural setting. The A47 provides direct road access to Norwich, King's Lynn, and beyond. Regular bus services run along this route, connecting the village to larger towns. While there is no train station in Little Fransham, Attleborough and Downham Market stations are reachable by car, offering rail services to Norwich, Cambridge, and London. Norwich International Airport is about a 45-minute drive away.



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Occupying a generous plot in a desirable village setting, this impressive detached residence offers space, versatility, and a lifestyle perfectly suited to growing families or those seeking multi-generational living. Beautifully balanced between practicality and comfort, the property delivers over three thousand square feet of accommodation, with expansive reception areas, five genuine double bedrooms, and well-tended gardens that wrap around the home.

The approach immediately sets the scene, a wide private driveway provides extensive parking and leads to a double garage with an adjoining workshop, ideal for those with multiple vehicles, hobbies, or storage needs. The property itself enjoys an attractive frontage with mature planting and a welcoming feel from the moment you arrive.

Inside, the layout flows beautifully and has been thoughtfully designed to accommodate modern living. The spacious entrance hall gives an immediate sense of scale and light, leading to a number of well-proportioned reception rooms. The principal living room is a wonderful space for family gatherings or entertaining, enjoying dual aspects and a warm, inviting atmosphere. The adjoining dining room is equally generous, perfectly suited to both everyday meals and formal occasions.

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The heart of the home is the large kitchen and breakfast room — a sociable, functional space that easily caters to family life. It connects neatly with a separate utility room that provides practical space for laundry and outdoor access, ideal for busy households and those with pets or children.

For anyone working from home, the separate study offers peace and privacy away from the main living areas. This versatile room could equally serve as a playroom, snug, or creative workspace.

The ground floor provides exceptional flexibility, with four spacious double bedrooms offering a range of options for family members or guests. The principal bedroom enjoys a particularly generous en-suite bathroom complete with both bath and shower, while a further family bathroom serves the remaining bedrooms. This arrangement is ideal for those seeking single-level living or for accommodating relatives with ease.

Upstairs, the fifth bedroom forms a self-contained suite with its own bathroom — a perfect retreat for guests, older children, or even as an independent studio or home office. The layout lends itself well to those wanting a degree of separation within the home, providing genuine multi-generational potential.



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Externally, the property truly comes into its own. The substantial garden offers a wonderful blend of lawn, mature trees, and patio areas, creating a private haven for outdoor entertaining, gardening, or simple relaxation. The scale of the plot provides endless possibilities, whether for play areas, landscaping, or future extensions (subject to consent).

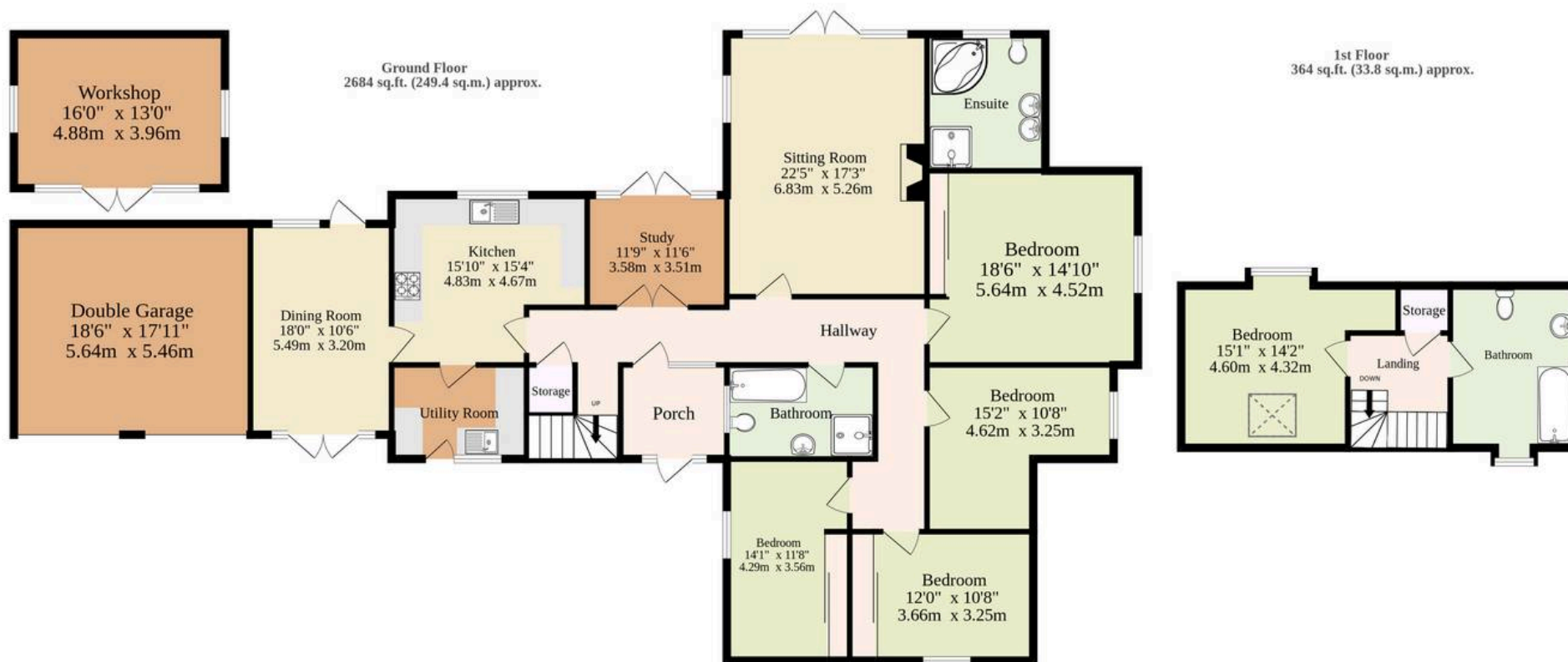
Offered with **no onward chain**, this home represents a rare opportunity to secure a property of such impressive proportions in a highly regarded village location. With spacious interiors, adaptable accommodation, and extensive outdoor space, it is ideally suited for those looking to upsize or create a long-term family home with genuine lifestyle appeal. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Agents Note

Sold Freehold



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Including Garage & Workshop

TOTAL FLOOR AREA : 3048 sq.ft. (283.2 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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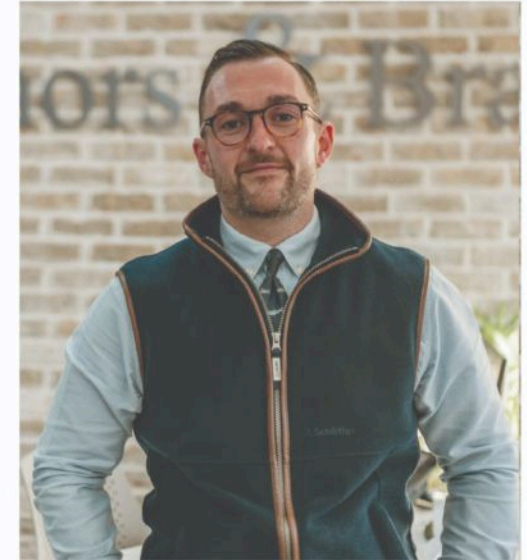
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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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