



6 Station Drive, Great Fransham

Dereham



Minors & Brady

# 6 Station Drive

## Great Fransham, Dereham

Stylish single-storey living in a peaceful Norfolk village setting. This attractive semi-detached bungalow sits quietly within the sought-after village of Great Fransham, offering a relaxed and well-balanced lifestyle.

The sitting room is bright and welcoming, enhanced by a characterful woodburner and the added comfort of an air-source heat pump providing both heating and air-conditioning. A neatly arranged kitchen with adjoining utility room delivers excellent day-to-day practicality. Two generous double bedrooms and a modern shower room offer flexible and comfortable accommodation. Completing the home is a private, enclosed rear garden, along with off-road parking and a garage, making this an ideal choice for those seeking comfort, convenience and village tranquillity.

- Peacefully positioned semi-detached bungalow in the popular village of Great Fransham
- Comfortable and well-planned single-storey living throughout
- Bright and welcoming sitting room with feature woodburner
- Air-source heat pump providing both air-conditioning and additional heating
- Well-arranged kitchen with ample worktop space and fitted units
- Separate utility room with external access, ideal for everyday practicality
- Two generously sized double bedrooms offering flexible accommodation
- Modern, clean-lined shower room with contemporary fittings
- Large, private and enclosed rear garden with patio area for outdoor enjoyment
- Off-road parking and garage providing excellent storage and convenience





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### The Location

Great Fransham is a well-regarded and friendly Norfolk village, valued for its strong sense of community and relaxed rural atmosphere. The village benefits from convenient access to the A47, making travel towards Norwich, King's Lynn and the wider region straightforward for commuters and those who enjoy regular day-to-day connections. Local village life is supported by nearby amenities, with the market town of Dereham just a short drive away, offering a wide range of facilities including supermarkets, independent shops, cafés, healthcare services and schooling for all age groups.

Surrounded by open Norfolk countryside, Great Fransham is ideally placed for those who enjoy outdoor pursuits, with numerous walking routes, country lanes and quiet roads well suited to cycling. The area offers a pleasant balance between peaceful village living and practical accessibility, making it appealing to a broad range of buyers, from those looking to downsize to families or professionals seeking space and calm without feeling isolated. Overall, Great Fransham provides an attractive blend of rural charm, connectivity and everyday convenience.



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### Station Drive, Great Fransham

This attractive and well-proportioned semi-detached bungalow occupies a peaceful position within the popular village of Great Fransham. Offering comfortable single-storey living, the home has been thoughtfully improved and well maintained, making it an excellent choice for those seeking a quieter rural lifestyle while retaining everyday convenience.

Internally, the accommodation is arranged around a central hallway, creating a natural and practical flow throughout. The sitting room is positioned to the front of the property and provides a bright, welcoming space with plenty of room for both seating and additional furnishings. A woodburner adds warmth and character, while the air-source heat pump offers air-conditioning and additional heating, ensuring year-round comfort.

The kitchen is neatly arranged with fitted units and ample worktop space, making it well suited to everyday living. From here, there is direct access to the adjoining utility room, which provides additional storage and appliance space along with a door leading outside — a particularly useful and practical feature.



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There are two well-proportioned double bedrooms, both enjoying pleasant outlooks and ample space for freestanding furniture. These rooms offer flexibility for sleeping accommodation, guest use or home working if required. The internal layout is completed by a modern shower room, finished in a clean, contemporary style and fitted with a shower, wash basin and WC.

Outside, the property continues to impress. To the front, there is off-road parking and a neatly maintained approach, while a garage provides secure parking or useful additional storage. The rear garden is a standout feature, large, private and fully enclosed, offering a high degree of seclusion. Predominantly laid to lawn, it provides a safe and secure space for children and pets, while a patio area offers an inviting setting for outdoor dining and relaxation. The overall plot also allows scope for further landscaping or personalisation.

Located in the well-regarded village of Great Fransham, this bungalow presents a wonderful opportunity to enjoy comfortable and relaxed village living in a sought-after Norfolk setting.

### Agents Note

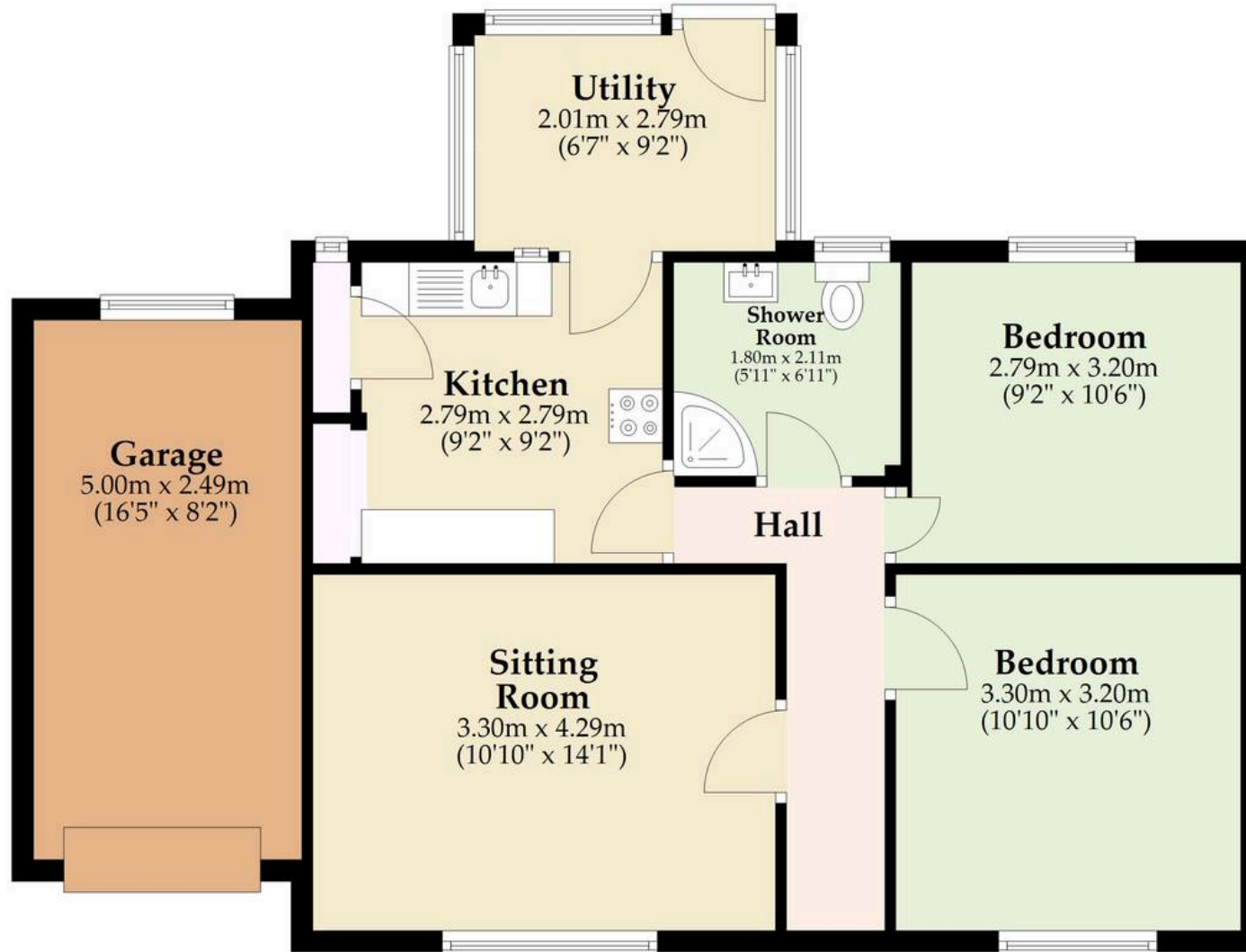
This property will be sold freehold.

Additional benefits include new doors and windows, new cavity wall insulation, new loft insulation, and oil-fired central heating (boiler serviced March 2026). The property is connected to mains electricity and water, with private drainage via a septic tank.



## Ground Floor

Approx. 71.4 sq. metres (768.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.6 sq. feet)

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.

Plan produced using PlanUp.

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