

property details **approval form**

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ

Date: 30 July 2026

Property Ref and Version: DRM118281 - 0003



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 3 Market Place, DEREHAM, Norfolk, NR19 2AW

T 01362 692238 **E** Dereham@williamhbrown.co.uk

property details **approval form**

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ

Date: 30 July 2026

Property Ref and Version: DRM118281 - 0003

>> **price**

guide price £550,000

Tenure: Freehold

>> **key features**

- > Five-Bedroom Detached Chalet Home
- > Sought-After Village Location
- > Oil heating
- > Fitted Solar Panels
- > Principal Bedroom with En-Suite
- > Utility Room and Separate Dining Room
- > Double Garage with Electric Doors
- > Large Enclosed Rear Garden and Ample Parking
- > EPC Rating: C

>> **short description**

A spacious five-bedroom detached chalet home offering versatile family accommodation, including a generous lounge, study, utility room, double garage and ample parking. Set within a large enclosed garden, this impressive property combines flexible living space with a desirable village location.

>> **long description**

We are delighted to offer this spacious five-bedroom detached chalet home, situated in the popular village of Little Fransham and benefiting from a double garage, ample parking, and a generous enclosed rear garden, and a flexible layout ideal for modern family living.

The accommodation welcomes you via a spacious entrance porch leading to a central hallway, fitted kitchen with space for a double oven, utility room with fitted cupboards and sink, dining room with access to both the front and rear gardens and garage, and a study with French doors opening onto the garden. The generous lounge features an attractive central fireplace and double doors to the rear patio.

property details **approval form**

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ

Date: 30 July 2026

Property Ref and Version: DRM118281 - 0003

There are four ground-floor bedrooms, three with fitted wardrobes, including the principal bedroom with a spacious en-suite featuring a corner bath and separate walk-in shower. A four-piece family bathroom serves the remaining bedrooms.

On the first floor is a large fifth bedroom and a separate three-piece bathroom, offering excellent flexibility for guests or family living.

Outside, the property enjoys a large driveway, laid lawned, and a double garage with electric doors. To the rear, the generous enclosed garden is predominantly laid to lawn and includes a patio area, providing the perfect setting for outdoor dining, entertaining, and family enjoyment, the home also has solar panels fitted to the rear roof of the house.

>> **directions**

>> **Agent Note**

property details **approval form**

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ
Date: 30 July 2026 **Property Ref and Version:** DRM118281 - 0003

>> **room description**

property details **approval form**

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ
Date: 30 July 2026 **Property Ref and Version:** DRM118281 - 0003

>> **room description**

property details **approval form**

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ
Date: 30 July 2026 **Property Ref and Version:** DRM118281 - 0003

>> **room description**

property details **approval form**

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ

Date: 30 July 2026

Property Ref and Version: DRM118281 - 0003

>> **property images**



Your William H Brown office: 3 Market Place, DEREHAM, Norfolk, NR19 2AW

T 01362 692238 **E** Dereham@williamhbrown.co.uk

property details **approval form**

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ

Date: 30 July 2026

Property Ref and Version: DRM118281 - 0003

>> **property images**



Your William H Brown office: 3 Market Place, DEREHAM, Norfolk, NR19 2AW

T 01362 692238 **E** Dereham@williamhbrown.co.uk

property details **approval form**

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ

Date: 30 July 2026

Property Ref and Version: DRM118281 - 0003

>> **property images**



property details approval form

10 Station Road, Little Fransham, Dereham, Norfolk, England, NR19 2JJ
Date: 30 July 2026 Property Ref and Version: DRM118281 - 0003

>> floor plan



Total floor area 266.5 m² (2,868 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Paul Reilly		
Mrs D.M. Ioannou		