



THE STORY OF

# 20 Gibbs Close

*Little Melton, Norfolk*

SOWERBYS





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Little Melton, Norfolk  
NR9 3NU

Double Fronted Modern Home  
Freshly Updated and Move-In Ready  
Three Reception Rooms  
Modern Kitchen Breakfast Room  
Four Bedrooms  
Tandem Garage and Drive  
Lawned Rear Garden  
No Onward Chain

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“A settling, yet vibrant lifestyle.”

This beautiful double-fronted modern home has provided a great canvas for the current family to put their stamp on, allowing them to easily settle and enjoy vibrant family living.

The bay windows are great additions for a little more character to the property and can be utilised in many ways to suit best. They provide a lovely cosy nook to sit and read.

The layout of the property is also very versatile with a couple of the rooms providing opportunities to be a home office or an additional bedroom, with a relaxed circular flow throughout the ground floor, providing all the necessary conveniences for modern living.

Upstairs, the first floor features four well-appointed bedrooms, with two of them benefiting en-suite bathrooms, ensuring plenty of privacy and comfort. The main bathroom serves the remaining bedrooms.

The front of the house features a charming small lawn with a central pathway leading to the front door. The driveway to the side offers parking and access to a single garage.

The rear garden is south-west facing, filled with established plants and trees, a lush lawn, and a terrace, perfect for outdoor relaxation and activities. This home offers a blend of modern amenities and comfortable living spaces, ideal for a dynamic lifestyle.





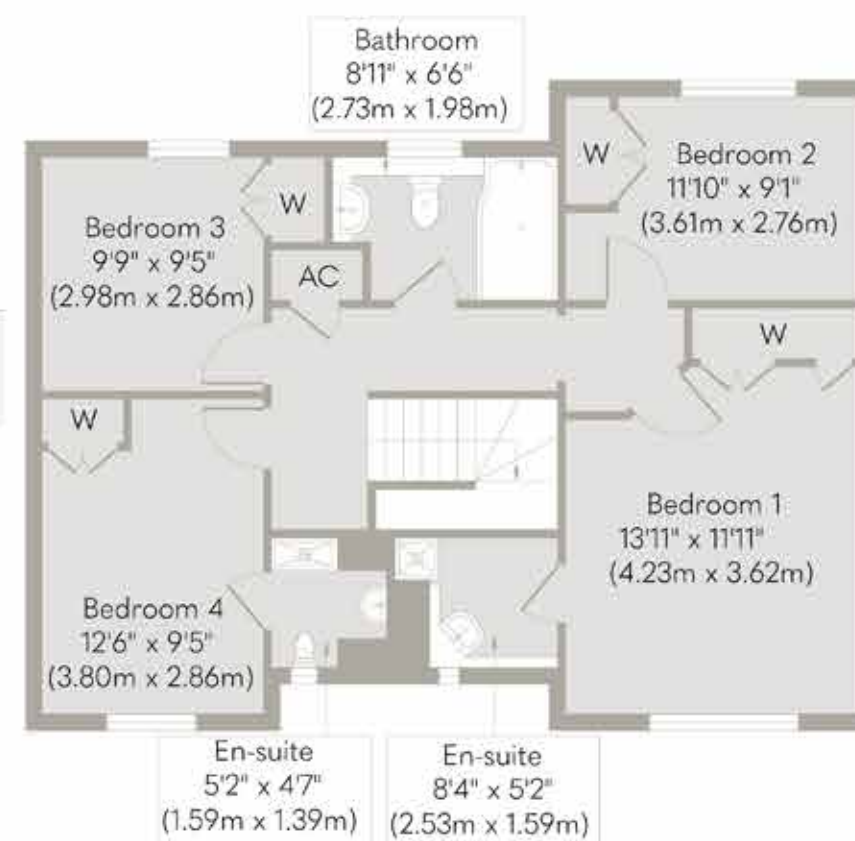








Ground Floor  
Approximate Floor Area  
1044 sq. ft  
(96.99 sq. m)



First Floor  
Approximate Floor Area  
739 sq. ft  
(68.65 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

# Little Melton

IS THE PLACE TO CALL HOME



A popular village around 5 miles west of Norwich, Little Melton offers a range of local amenities including a primary school, village pub, florist, garage and

shop. There is easy access out onto the Southern Bypass and good access to the Norfolk and Norwich University Hospital and University of East Anglia. Norwich offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling

through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for it's selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There are also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



Overlooking the river Wensum and Norwich Cathedral.

"A beautiful city to be located so close to."

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Oil-fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0228-8000-7216-3665-5900

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///rates.trombone.brother

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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