



THE STORY OF

97a School Lane

Little Melton, Norfolk

SOWERBYS



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Little Melton, Norwich, Norfolk
NR9 3LA

Prime Location in a Popular Residential Area

Exceptional Modern Bespoke
Kitchen Breakfast Room

Impressive Vaulted Sitting Room with
Fireplace and Bi-Fold Doors

Elegant Dining Area Flowing
Seamlessly from the Hall

Four Generously Sized Double Bedrooms

Contemporary Family Bathroom and
Stylish En-Suite to Principal Bedroom

Practical Utility Room

Detached Double Garage with
Ample Driveway Parking

Beautifully Landscaped Garden with
Sun Deck and Kitchen Garden

Immaculately Presented Single Storey
Home Finished to a High Standard

SOWERBYS NORWICH OFFICE

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This superb single storey residence is presented to an exceptional standard, combining contemporary style with spacious and practical living. Light-filled and thoughtfully designed, the property offers well-balanced accommodation that flows beautifully throughout.

At the heart of the home is a bespoke kitchen breakfast room, meticulously planned to maximise both storage and workspace, making it as functional as it is stylish. Just off the hallway, the dining area connects seamlessly with the vaulted sitting room – a spectacular space with a striking central fireplace and bi-fold doors that open onto the garden, creating a wonderful indoor-outdoor feel that's perfect for entertaining or simply relaxing in comfort.

There are four generously proportioned double bedrooms, all well positioned to provide privacy and flexibility. The principal bedroom features a sleek, modern en-suite, while a beautifully fitted family bathroom serves the remaining three rooms. Completing the accommodation is a highly practical utility room with external access, alongside generous storage cupboard for outdoor attire.

Outside, the property continues to impress. A private driveway provides ample parking and leads to a detached double garage. The rear garden has been thoughtfully landscaped, offering a superb mix of lawn, specimen planting, and established boundary hedging that ensures a high degree of privacy. A decked sun terrace offers the ideal space for outdoor dining, while a productive kitchen garden and ornamental raised bed add character and charm.

This is a truly exceptional home where quality craftsmanship and design come together to offer a lifestyle of comfort and ease.



Fine finishes, soft palettes and considered detailing create a sense of timeless elegance in every room.





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.

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Little Melton

CONNECTED, COMFORTABLE, AND
CHARACTERFUL

Little Melton is a well-connected village located around five miles west of Norwich, offering a blend of countryside living with convenient access to the city. The village has a strong sense of community and a good range of local services, including a highly regarded primary school, a popular pub, a local shop, and a garage.

Its location provides quick access to the A47 Southern Bypass, making travel to Norwich, the Norfolk and Norwich University Hospital, and the University of East Anglia straightforward. The area is popular with families, professionals, and those working in education and healthcare due to its balance of rural space and urban links.

Norwich itself is a dynamic city with a rich history and a strong creative identity. It's known for its medieval architecture, cobbled streets, and independent businesses. From Elm Hill to the Lanes, the city offers a mix of historic character and modern culture, with plenty of restaurants, galleries, theatres, and green spaces.

Little Melton offers a wide range of property types, from period homes to modern houses with larger plots. The surrounding villages such as Bawburgh, Hethersett, and Great Melton also provide further options for those seeking a quieter pace of life without sacrificing connectivity.

With direct train links to London Liverpool Street in under two hours and flights from Norwich Airport to UK and European destinations, Little Melton is well placed for both local and wider travel. It's a practical, welcoming village with long-term appeal.



Note from Sowerbys



“From the sweeping driveway to the elegant planting, the exterior exudes a sense of quiet distinction.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating and underfloor heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2230-5398-2111-1367-1178

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: ///leave.collides.freedom

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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