



THE STORY OF
72 School Lane

Little Melton, Norfolk

SOWERBYS



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72 School Lane

Little Melton, Norfolk
NR9 3AE

Handsome Detached Victorian Home

Four Bedrooms

Elegant Proportions

Popular Village Location

Easy Access to City, Schools and Transport Links

Wealth of Character

Charming Mature Gardens

Selections of Outbuildings and Large Garage

Ample Off Road Parking

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Tucked discreetly at the end of a driveway and behind a well-established hedge, this handsome Victorian home boasts every bit as much character and class as one would hope for from a quintessential property of such an illustrious era. Well-balanced accommodation offers elegant proportions and an abundance of natural light, complemented by a wealth of period features.

With the pleasing symmetry expected from classic Victorian architecture, the central staircase is flanked by two formal reception rooms: the dining room, with its exposed brick fireplace housing a wood-burning stove, and a generous sitting room, centred around another charming fireplace, this time with an open fire.

At the rear of the home, the kitchen/breakfast room forms a brilliantly sociable space. A breakfast-bar peninsula provides the perfect spot for informal dining or simply catching up amidst the hubbub of family life. The elegant country kitchen, crafted from solid wood, offers a wealth of cabinetry and generous workspace.

Upstairs, four characterful bedrooms await, including the spacious principal bedroom—a large double with ample built-in storage flanking the original cast-iron fireplace. The three further bedrooms provide excellent versatility, with a variety of proportions, and are all served by a recently refitted family bathroom finished to a luxurious specification.

Outside, the mature gardens create an oasis of calm and colour, with multiple lawns interspersed with thriving, well-stocked flowerbeds. Terraces at both the front and rear of the house make the very best of the all-day sunshine, while established hedges and attractive shrubs ensure a high degree of privacy. Two useful stores/outbuildings, both with sinks, are currently used as a playroom/study and a utility room, and are complemented by a large garage and, of course, a sweeping driveway providing ample off-road parking.





Living here has given us access to good schools and easy connections to the city, while still allowing us to enjoy village life.





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

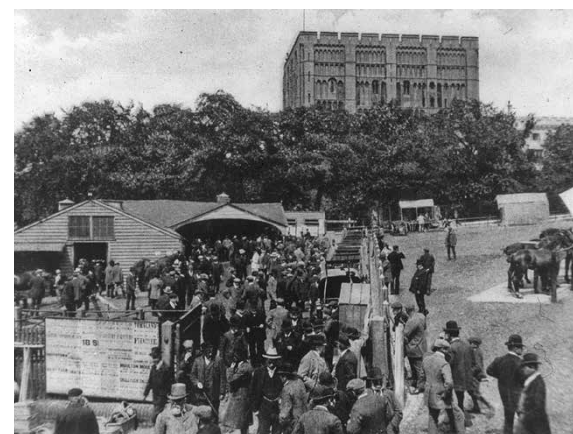
RURAL CHARM WITH EASY
CITY LINKS

Little Melton, a charming Norfolk village, is steeped in centuries of rural heritage while offering all the hallmarks of a modern, close-knit community. Nestled amid peaceful countryside just five miles southwest of Norwich, it combines village tranquillity with superb access to the city, making it a sought-after location for families and professionals alike.

The heart of the village thrives around its primary school, church, and welcoming local pub, fostering a warm community spirit. Surrounded by open farmland and leafy lanes, Little Melton has long been a haven for those seeking fresh air, scenic walks, and a slower pace of life, while still being firmly connected to the bustle of Norwich.

Historically, the village traces its roots back to the Domesday Book, and today its mix of traditional cottages, farmhouses, and more contemporary homes reflects its gentle evolution over time. The landscape invites exploration, with nearby trails leading into the Yare Valley and beyond, perfect for ramblers, cyclists, and nature lovers.

Little Melton's proximity to the University of East Anglia and the Norfolk and Norwich University Hospital brings added appeal, while its location near the A47 ensures quick links to Norwich city centre, market towns such as Wymondham, and wider routes across the county. For rail travel, nearby Wymondham and Norwich stations provide direct services to Cambridge and London, while Norwich International Airport offers connections further afield.



Note from the Vendor



“This has been a happy family home, where our three children were brought up.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2934-0510-2105-0421

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: ///craftsman.after.waitress

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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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