



School Lane, Little Melton - NR9 3AE



School Lane

Little Melton, Norwich

VENDOR FOUND. Situated on a GENEROUS PLOT measuring 0.24 acres (stms) this DETACHED BUNGALOW offers a versatile and large living space measuring a little over 1500 Sq. Ft in total (stms). Internally, the home benefits from a SEPARATE SHOWER and BATHROOM as well as 22' SITTING ROOM and separate DINING ROOM spaces all serving THREE DOUBLE BEDROOMS. To the rear, a well fitted kitchen houses INTEGRATED APPLIANCES leading directly into a conservatory overlooking the pristine and LOVINGLY WELL MAINTAINED rear garden with multiple external storage spaces, raised seating areas and external HOME OFFICE with brick GARAGE and sizeable DRIVEWAY giving more than enough OFF ROAD PARKING.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Vendor Found!
- Detached Bungalow
- Over 1500 Sq. Ft Of Accommodation On 0.24 Acre Plot (stms)
- 22' Sitting Room & Separate Dining Room
- Three Double Bedrooms
- External Work Space/Utility Area
- Large Manicured Rear Garden
- Ample Off Road Parking & Garage

Little Melton is a popular village community having a school with an outstanding Ofsted report (2017) as well as a public house/restaurant and village shop, on the southwestern approach to Norwich providing good access to the A47 southern by-pass, the Norfolk and Norwich University Hospital at Colney, UEA and adjoining Science and technology facilities. Norwich itself is approximately six miles away.

SETTING THE SCENE

The property can be found set back from the street tucked behind well maintained mature shrubs with shingle border which in turn opens to a large brick weave driveway suitable for the parking of multiple vehicles with tall privacy giving hedges bordering the driveway to the left and right hand sides and timber swinging gates allow further access towards the garage and rear garden towards the left of the home.



THE GRAND TOUR

Once inside, the central hallway splits to allow access to the rest of the accommodation indoors as well as instantly to your left the updated shower room complete with fully tiled floor and surround featuring a walk in shower cubicle, frosted glass window to the front of the home and wall mounted towel rail. Heading inside and initially turn to the left you will find yourself in the main living accommodation measuring an impressive 22' in length, this open sitting room leaves ample space for a formal sitting room suite and dining table at the side with versatility coming courtesy of its size and layouts for a potential choice of soft furnishings. The adjacent side of the hallway leads you through to the formal dining room. Laid with all hardwood flooring, this space is perfect for a formal dining suite or to be used as a potential home office, snug sitting room or playroom if desired. Two bedrooms can be found at this side of the property, both of which can accommodate double beds with the slightly smaller come towards the front of the property overlooking the drive through uPVC double glazed windows and large fitted wardrobes whilst a slightly larger looks over into the rear garden again with double fitted wardrobes and large open carpeted floor space. The main bedroom can be found at the end of the hallway. This space too overlooks the rear garden with wall to wall fitted wardrobes and ample room for a large double bed with additional storage solution. Heading past two well proportioned storage cupboards, the bathroom suite is located at the top of the hallway again with a fully tiled surround and flooring featuring a shower and glass screen mounted over the bath, heated towel rail and wall mounted radiator.

An updated kitchen sits to the left of the space with all tiled flooring giving way to integrated appliances which include an eye level oven and countertop hob with extraction above, dishwasher and room for an American style fridge freezer with additional storage on the adjacent wall and breakfast bar island. The conservatory can be found through a floor to ceiling glass door with panoramic views over the private rear garden. Fully encased with uPVC double glazed windows, the tiled flooring allows for comfortable sitting with a wall mounted radiator making the space usable all year round.

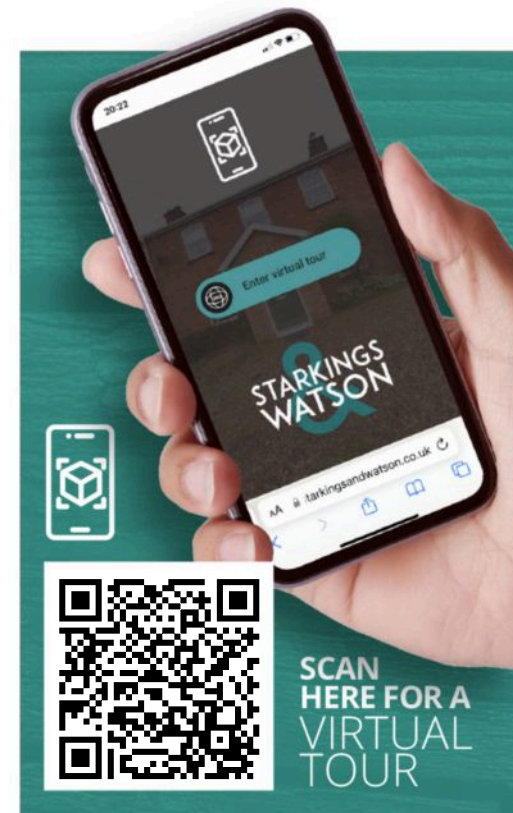
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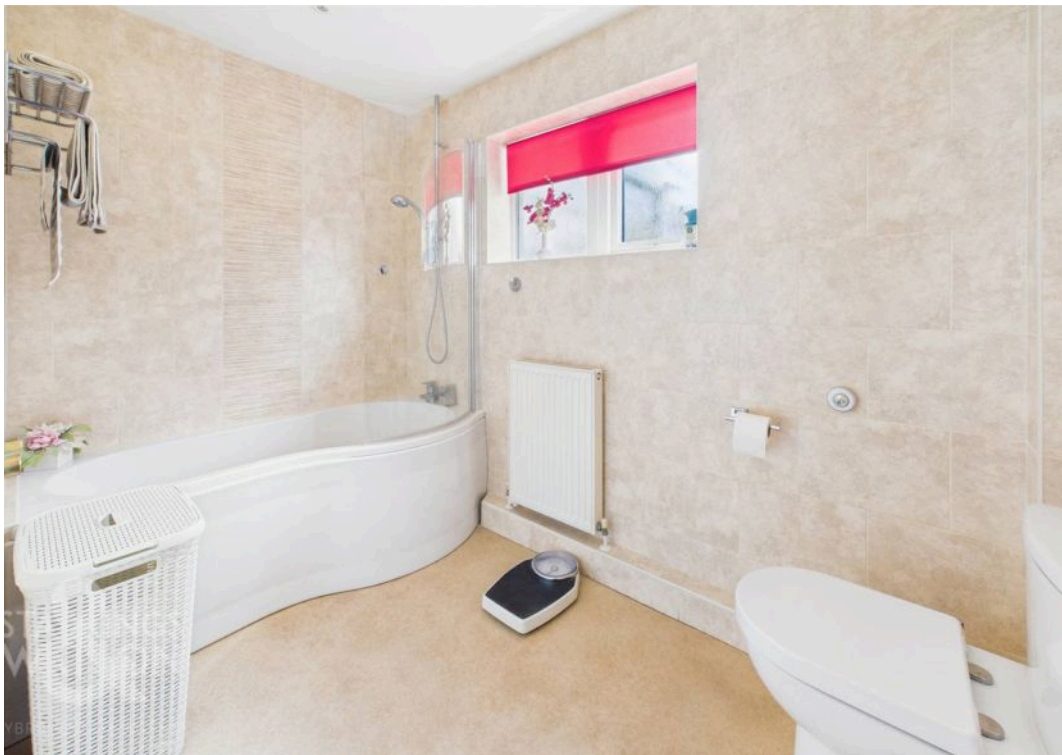
Postcode : NR9 3AE

What3Words : ///circulate.fallback.ticked

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



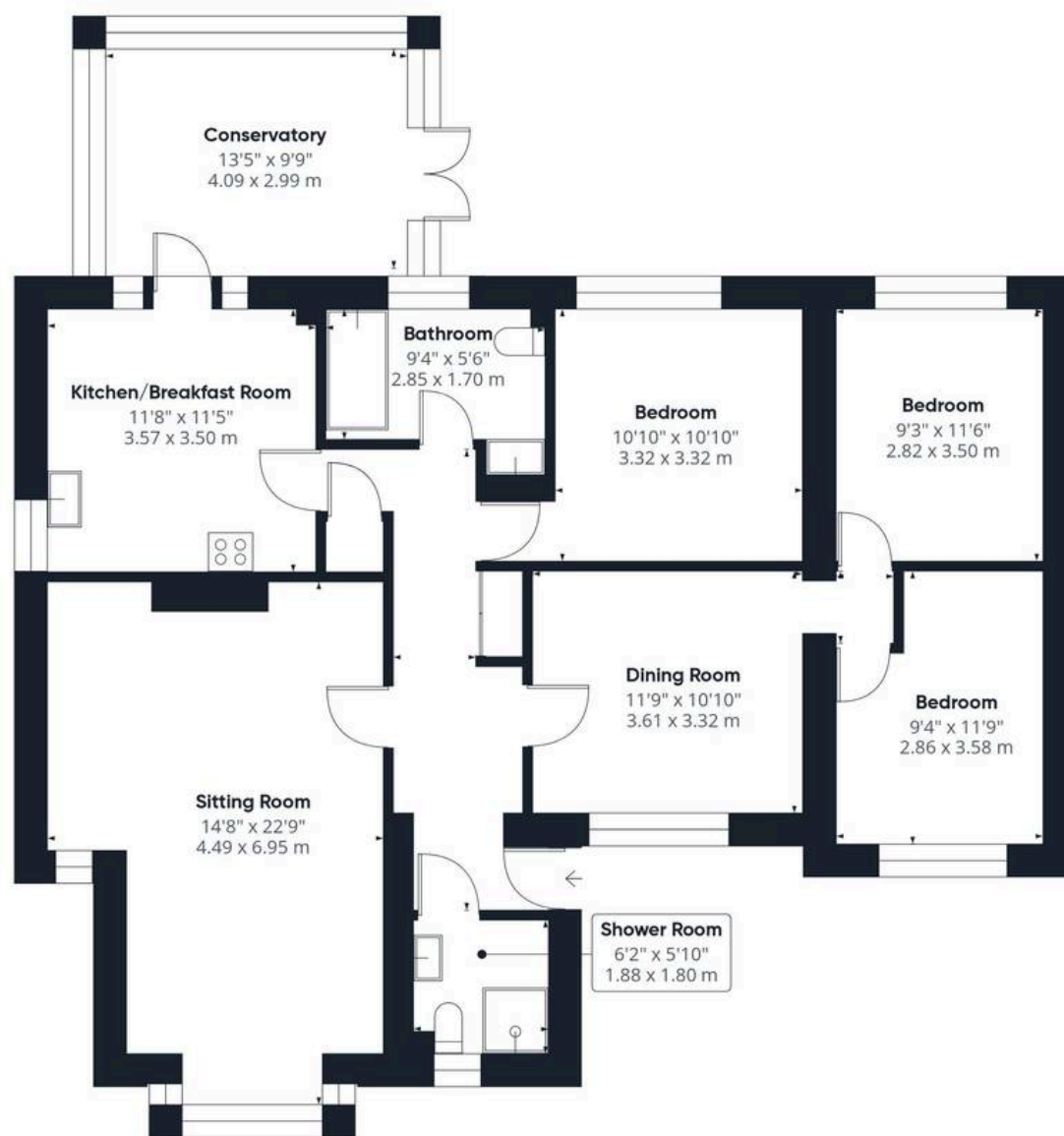




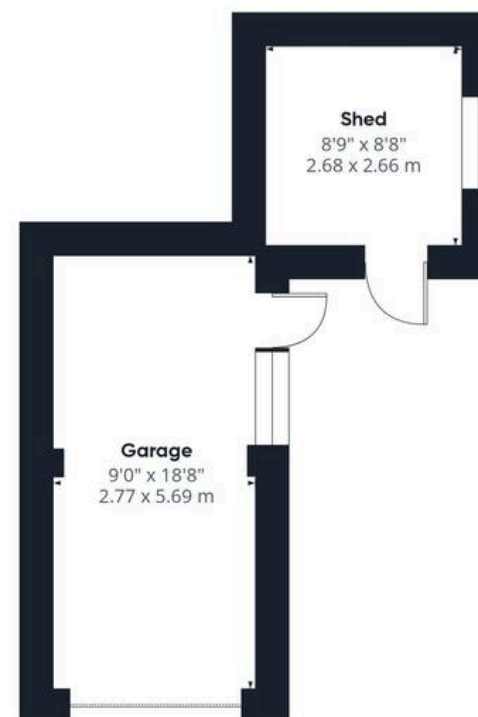
THE GREAT OUTDOORS

Exiting via the French doors you initially find yourself on a raised wooden deck seating area perfectly positioned to make the most of the summer sunshine to enjoy the garden with friends and family, whilst a large expansive lawn reaches out beyond with timber fencing fully enclosing space. A secondary raised timber decking seating area can be found further down the garden whilst colourful planting borders and beds can be found throughout. A personal door takes you into the garage whilst just next door a further workspace sits just off the rear in the form of an insulated brick room perfect to be used as an external home office or utility space. The very rear of the garden currently houses a smaller metal shed greenhouse and large bespoke built timber lodge again, perfect for additional external storage needs or as a garden workshop.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1501 ft²
139.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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