



## Great Melton Road

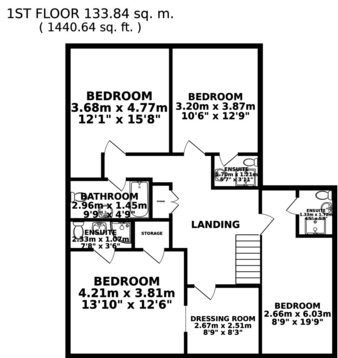
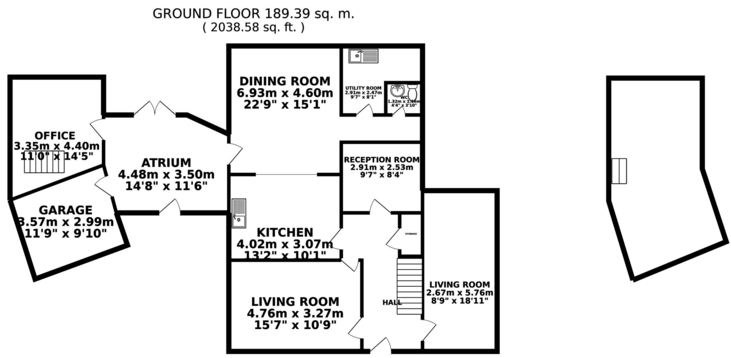
Little Melton, Norwich, NR9 3NR

Guide Price of £700,000

Wow! Rural location, easy access to the A11 and A47, potential for an annexe, flexible accommodation, substantial plot, two storey office, five reception rooms, four bathrooms; these are just a handful of the wish list items ticked with this property, perfect for family living and those with a home-run business.







TOTAL FLOOR AREA : 323.23 sq. m. ( 3479.22 sq. ft. ) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		60	29
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		51	26
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements