34 Mill Road, Little Melton

Minors & Brady

34 Mill Road

Little Melton, Norwich

Situated within the sought after village of Little Melton and being sold with no onward chain, this spacious three-bedroom property offers well-proportioned accommodation, traditional character and plenty of potential for buyers looking to create a home tailored to their own tastes. With generous reception space, a practical kitchen, three well-sized bedrooms and an enclosed rear garden, the property presents an exciting opportunity for first-time buyers or downsizers.

- Chain-free spacious property within a sought after village
- Generous living room providing an inviting reception space, featuring a fireplace as an attractive focal point and ample room
- Well proportioned kitchen offering an excellent amount of fitted cupboard and worktop space, with scope to personalise and adapt to suit individual requirements
- Three good sized bedrooms providing comfortable accommodation, with flexibility for a guest room, home office or additional storage
- Family bathroom fitted with a bath, WC and wash basin, conveniently positioned to serve the property's accommodation
- Spacious interiors, presenting an appealing opportunity for buyers to update, personalise and add their own style over time
- Useful detached outbuilding providing additional storage space and potential for a variety of practical uses
- Enclosed rear garden offering a generous outdoor space, with a lawned area, established boundaries and room for gardening, outdoor dining or relaxing in warmer months
- Off road parking and gated access, providing a practical benefit for homeowners and space for vehicle parking within the property

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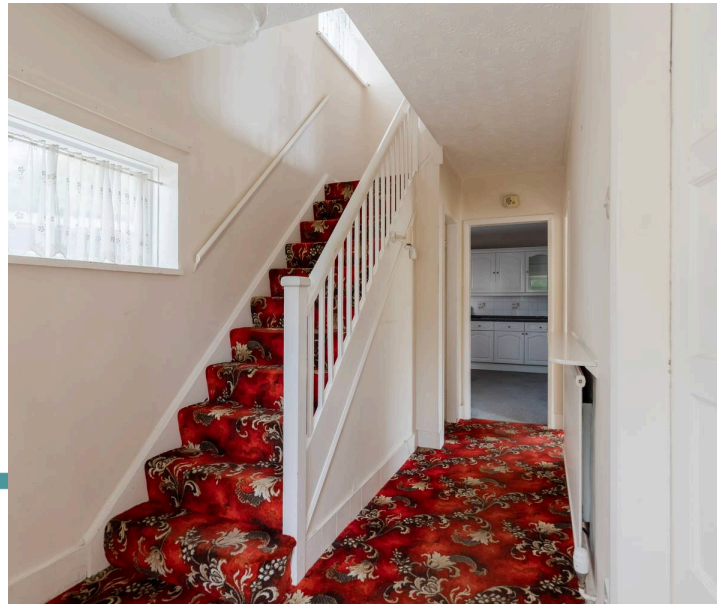
Location

Little Melton is a desirable village on the outskirts of Norwich, offering a peaceful semi-rural setting with a strong sense of village life. Surrounded by open countryside, it appeals to those seeking a quieter pace of living while remaining within convenient reach of the city. Nearby amenities and facilities can be found in neighbouring villages and across Norwich, where there is a wider choice of shops, supermarkets, schools, restaurants and leisure options. The area also benefits from road links into Norwich and towards the wider Norfolk countryside, making it a practical choice for those who want a balance between rural surroundings and everyday convenience.

Mill Road, Little Melton

Upon entering, the entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor. The generous living room offers an inviting space for relaxing and entertaining, featuring a fireplace as an attractive focal point and ample room for a variety of lounge furniture. Large windows allow natural light to fill the room, while the overall proportions provide flexibility for different furniture arrangements and everyday living.

The kitchen is well proportioned, offering a good amount of fitted cupboard and worktop space, with room to accommodate the essentials of daily use. Its practical layout provides a solid starting point for those looking to modernise or personalise the space, creating an opportunity to introduce their own style while making the most of the available accommodation.



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Upstairs, there are three good sized bedrooms, both offering comfortable accommodation and flexibility to suit a range of needs. The rooms could be arranged as bedrooms, with potential for one to serve as a guest room, home office or additional storage space if required. Completing the accommodation is a family bathroom fitted with a bath, wash basin and WC, conveniently positioned to serve both bedrooms.

Outside, the enclosed rear garden provides a generous area to enjoy, featuring a lawn, established boundaries and space for gardening, outdoor dining or relaxing during the warmer months. A detached outbuilding offers useful additional storage, with scope for a variety of practical uses. The outdoor space further enhances the property's appeal, providing an opportunity to create an attractive garden to complement the home.

Agents Note

Council Tax Band: B

We understand this property to be sold freehold, connected to mains water, electricity and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

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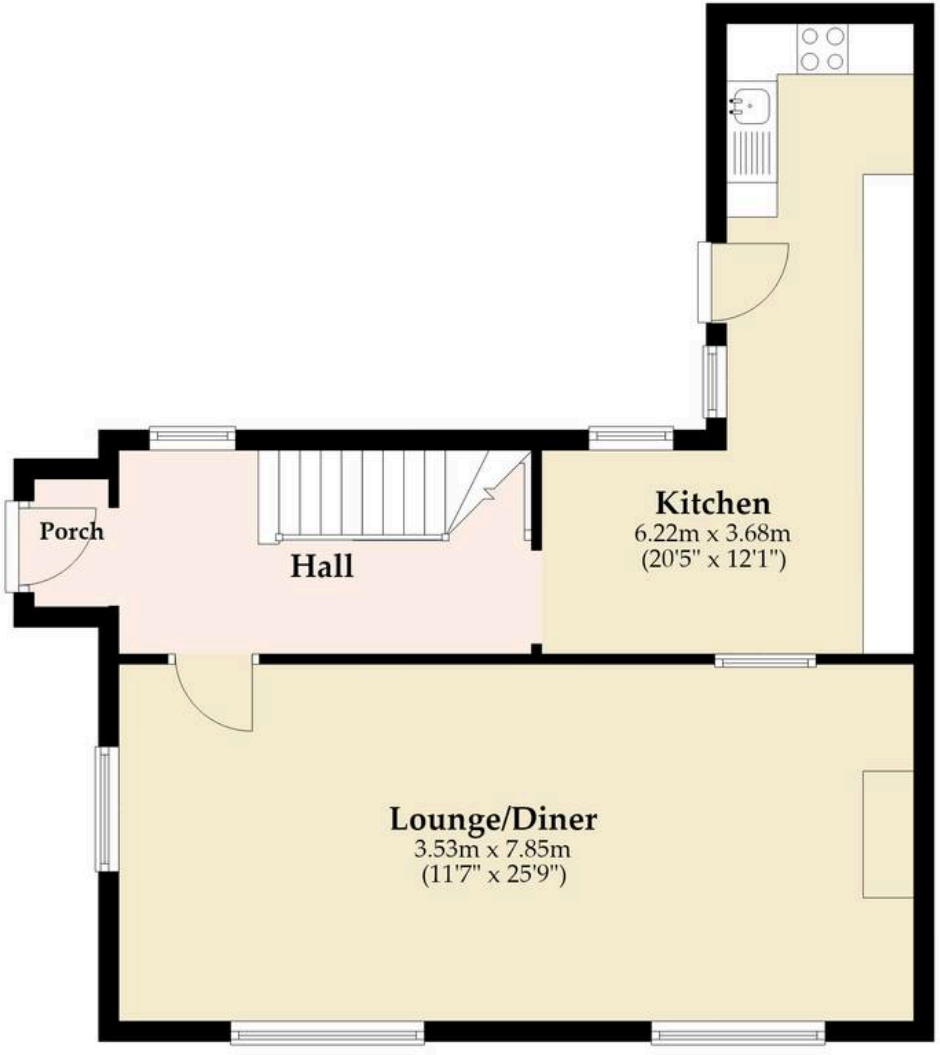
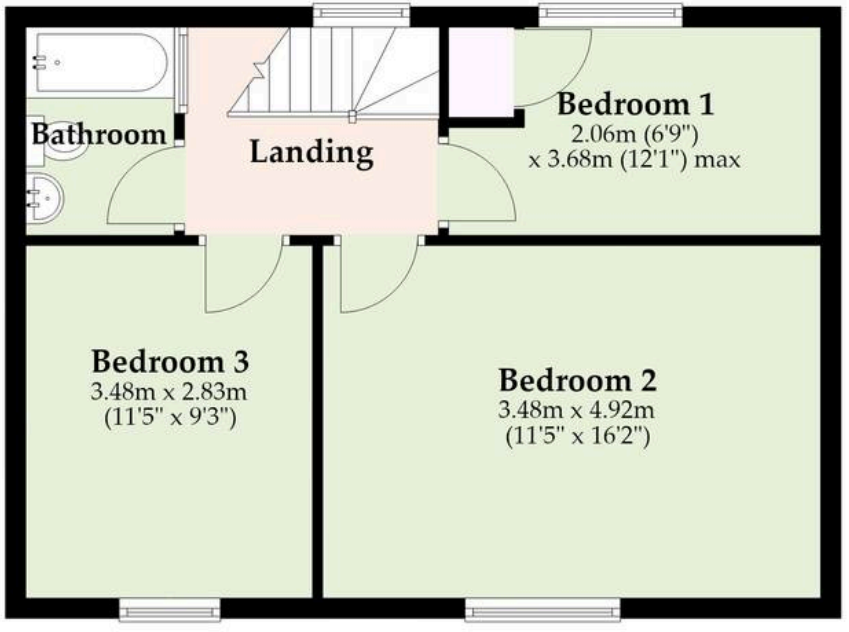
Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.3 sq. feet)



Total area: approx. 97.3 sq. metres (1047.8 sq. feet)

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.
Plan produced using PlanUp.

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