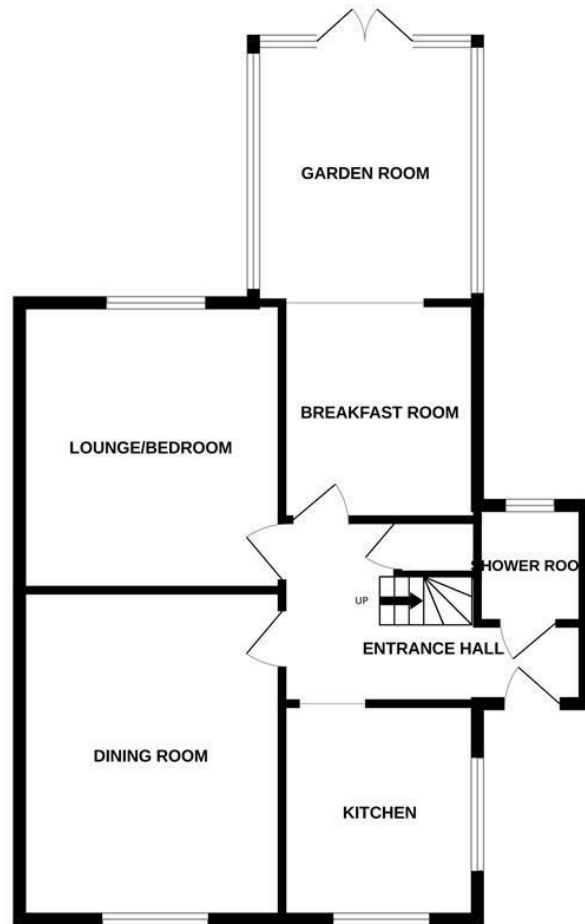
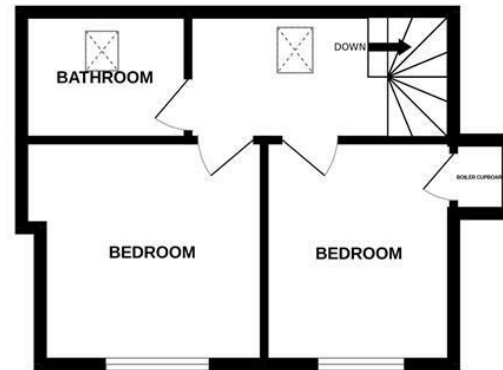


GROUND FLOOR



1ST FLOOR



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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



4 Ringwood Close | Little Melton | NR9 3NY

Guide Price £335,000

****GUIDE PRICE £335,000 - £340,000 VENDOR FOUND**** Gilson Bailey are delighted to offer this stunning, extended and incredibly versatile, three bedroom, semi detached chalet bungalow, situated in the desirable village of Little Melton. Beautifully presented and offering flexible accommodation throughout, the ground floor comprises a welcoming entrance hall, spacious lounge/bedroom, separate dining room, fitted kitchen, breakfast room, an impressive light-filled garden room overlooking the rear garden and a modern shower room. On the first floor there are two well-proportioned bedrooms and a family bathroom off landing. Outside, the property continues to impress with a driveway providing off road parking, attractive and well maintained gardens to both the front and rear and a garage which has been partly converted to provide a highly versatile additional space suitable for a variety of uses. Further benefits include double glazing, LPG gas central heating and excellent condition throughout, making this a fantastic home ready to enjoy from day one. With its flexible layout, generous living space and attractive village setting, the property would suit a wide array of buyers, so be quick to book a viewing.

Location

Situated in the popular village of Little Melton just to the south/west of Norwich with excellent access to the A47 Southern Bypass, A11, Norfolk and Norwich University Hospital, the University of East Anglia and Norwich City centre. There is a village shop, village hall, infant and junior school and Sainsbury's superstore just off the A47 within close access and some good local country pubs/restaurants.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/bedroom, dining room, kitchen, breakfast room, shower room, large storage cupboard, telephone point and stairs to first floor.

Lounge/Bedroom 12'11" x 11'10"

Double glazed window, radiator.

Dining Room 14'9" x 11'10"

Double glazed window, radiator.

Kitchen 9'8" x 8'9"

Fitted base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and dishwasher, two double glazed windows.

Breakfast Room 9'8" x 8'9"

Radiator.

Garden Room 11'9" x 10'0"

Double glazed construction with an Ultra roof, insulation and patio doors to garden.

Shower Room 5'2" x 4'9"

Shower cubicle, low level WC, hand wash basin, radiator, double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom, Velux window, large eaves storage space.

Bedroom One 11'2" x 10'1"

Double glazed window, radiator, telephone point.

Bedroom Two 10'2" x 8'7"

Double glazed window, radiator, cupboard housing boiler.

Bathroom 7'8" x 5'8"

Roll top bath with shower mixer handset non-thermostatic, low level WC, hand wash basin, velux window.

Outside Front

Large driveway providing off road parking, mature plants and shrubs, outside tap, electricity sockets, converted garage with power and lighting.



Outside Rear

Mainly paved garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

Studio 10'4" x 8'2"

With power and lighting.

Local Authority

South Norfolk Council, Tax Band B.

Tenure

Freehold

Utilities

LPG gas.

Mains water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

