



**121 School Lane | Little Melton | Norwich | NR9 3LA**

**Guide Price £550,000**

**\*\*GUIDE £550,000 TO £575,000\*\*** Situated in the heart of Little Melton, this beautifully renovated and generously sized home blends modern style with charming character and offers incredible flexibility, featuring six spacious bedrooms with potential to extend to eight. Inside, multiple reception areas include a cosy sitting room with a feature log burner and exposed brickwork, a versatile dining room or home office, and a sleek ground-floor shower room with marble tiling. The modern kitchen is well-equipped with a Belfast sink, premium Samsung appliances, and extensive storage, complemented by a separate utility room and garage access. Upstairs offers four large bedrooms—two with built-in wardrobes—and a stylish family bathroom, while the top floor includes two further bedrooms, one with useful eaves storage. Outside, a private, non-overlooked rear garden provides a peaceful retreat, complete with two insulated garden pods ideal for a home office, gym, or studio, while a spacious front driveway offers ample off-road parking for multiple vehicles. This Property Offers No Onward Chain.



GROUND FLOOR

1ST FLOOR

2ND 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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## 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 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, dining room, kitchen, shower room and stairs to first floor.

### Lounge 23'7" x 12'7"

Double glazed window, two radiators, patio doors, wood burner.

### Dining Room 12'0" x 9'10"

Double glazed window, radiator.

### Kitchen 18'8" x 9'10"

Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and ovens, integrated dishwasher, space for fridge/freezer, double glazed window, radiator.

### Utility Room

Fitted wall and base units with worktops over, space for washing machine and tumble dryer, double glazed window.

### Shower Room 11'6" x 6'0"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

## First Floor Landing

Doors to four bedrooms, bathroom and stairs to second floor.

### Bedroom Two 12'7" x 11'10"

Double glazed window, radiator.

### Bedroom Three 12'7" x 11'5"

Double glazed window, radiator, built in wardrobe.

### Bedroom Four 11'5" x 9'8"

Double glazed window, radiator, built in wardrobe.

### Bedroom Five 9'10" x 9'8"

Double glazed window, radiator, built in wardrobe.

### Bathroom 8'2" x 6'8"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

## Second Floor Landing

Doors to two bedrooms.

### Bedroom One 14'9" x 10'9"

Velux window, radiator.

### Bedroom Six 10'9" x 7'4"

Velux window, radiator.

## Outside Front

Large brick weave driveway providing ample off road parking leading to a large garage with power and lighting offering annexe potential.

## Outside Rear

Raised garden with with two insulated pods with multiple uses, enclosed by timber fencing.

## Local Authority

South Norfolk District Council, Tax Band E.

## Tenure

Freehold


## Utilities

Full fibre broadband available  
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.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.