



1 | Ringwood Close | Little Melton | NR9 3NY

£1,750 PCM

 **BUTTERFLY**  
SALES, LETTINGS & PROPERTY MANAGEMENT



## Key features & Description

- Detached 4 bedroom chalet style home in a cul de sac location
- Spacious 26'4 kitchen/breakfast room with integrated appliances and breakfast bar
- Generous 17'6 lounge featuring a decorative fireplace
- Orangery/dining room with direct views over the rear garden
- Three first-floor bedrooms and shower room
- Flexible ground floor room suitable as a fourth bedroom, home office, or family space
- Wraparound L Shaped Garden with patio area, driveway and attached garage
- Double Glazed and Oil Fired Central Heating
- Popular village setting with excellent access to the A11, A47, NNUH, UEA, and Norwich
- Available from end of July 2026

This four bedroom detached chalet is set within a cul-de-sac in the desirable village of Little Melton and offers spacious, flexible accommodation throughout. With wraparound gardens, a garage, and driveway parking, the home is well-suited to a range of lifestyles. Its location provides convenient access to the A11, A47, NNUH, UEA, and Norwich, blending village living with excellent transport links and nearby amenities.

The accommodation includes three bedrooms on the first floor, all with built in storage, along with a ground floor room currently used as an office but equally suitable as a fourth bedroom or family room. The heart of the home is the 26'4 kitchen/breakfast room, complete with breakfast bar and integrated appliances. The generous 17'6 lounge features a decorative fireplace, and the orangery/dining room overlooks the garden. A bathroom is located on the ground and a shower room located on the first floor offering flexibility for the family.

Outside, the home is set back from the road with a mature front garden providing natural screening. A driveway offers off road parking and leads to the attached garage. To the rear, the L-shaped garden features a lawn, patio area and a mix of shrubs and hedging. This is a well-presented home offering space, practicality, and a great location.



#### Directions

Enter Little Melton via Green Lane from the B1108 Watton Road. Continue through the village, passing the local shop, Little Melton Primary School, and a popular pub/restaurant. At the mini roundabout, turn right into Mill Road. Ringwood Close is on the left-hand side, and the property is situated on the right-hand side shortly after entering.

#### Disclaimer

While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification

#### SUMMARY OF FEE'S PAYABLE BY TENANTS

(Applies to Assured Periodic Tenancies (APTs) in England from 1 May 2026, in line with the Tenant Fees Act 2019 and Renters' Rights Act 2025)

Please be aware that your tenancy may be subject to the following charges. All amounts include VAT at the current rate of 20%, where applicable, and may be subject to change should the VAT rate increase.

#### BEFORE YOU MOVE IN:

- **Holding Deposit Fee:** Equal to one week's rent. This is payable once your offer on a property has been accepted and will be offset against the first month's rent or tenancy deposit, as agreed. Please note that the holding deposit may be retained if you withdraw your offer, provide false or misleading information, fail a Right to Rent check, or do not take all reasonable steps to enter into the tenancy within the agreed timeframe.
- **First Month's Rent:** Due after signing the tenancy agreement, less any holding deposit paid
- **Security Deposit:** Equivalent to 5 weeks' rent (where annual rent is under £50,000). This will be protected in a government-approved tenancy deposit scheme.

#### DURING YOUR TENANCY:

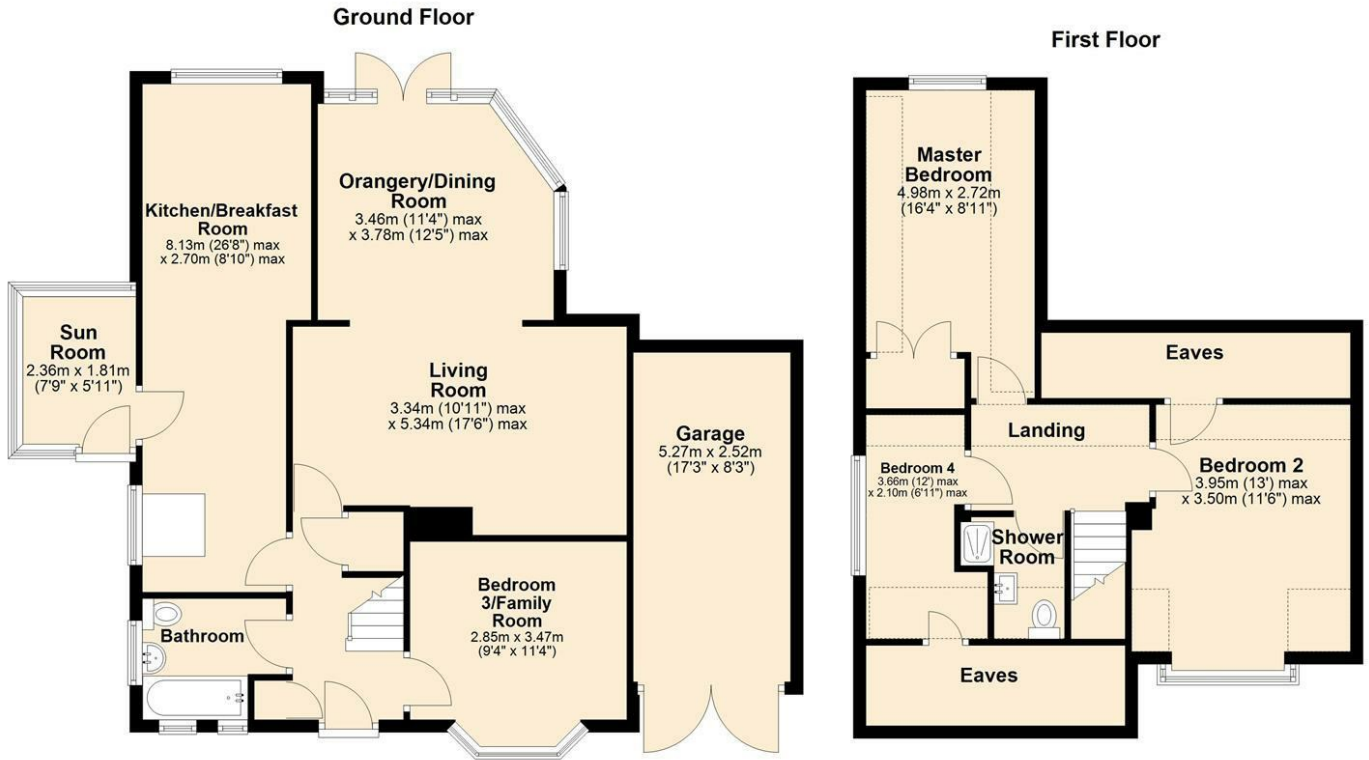
- **Changes or Amendments to the Tenancy Agreement (requested by the tenant):** £50
- **Late Rent Payments:** Charged once rent is 14 days overdue, at a rate of 3% above the Bank of England base rate, calculated from the date the rent became overdue
- **Lost Keys or Security Devices:** Charged at the reasonable cost of replacement.
- **Early Termination (Tenant's Request):** If you wish to end the tenancy early or do not provide the required notice, you will be liable for the landlord's reasonable costs. This may include rent due for the remainder of the notice period (typically two months), or until a new tenancy is secured.







# Floor plans



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



6 Church Lane

Eaton, NR4 6NZ

hello@butterflylettings.co.uk

https://www.butterflylettings.co.uk

01603 870870

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