



THE STORY OF

22 Ringwood Close

Little Melton, Norfolk

SOWERBYS



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22 Ringwood Close

Little Melton, Norfolk
NR9 3NY

Detached Bungalow in a Quiet Residential Close

Sought-After Village Location in Little Melton

Approximately 1,086 Sq. Ft. of Well-
Planned Accommodation

Spacious Sitting Room with Rear Aspect

Kitchen/Dining with Space for Family Dining

Three Double Bedrooms

Principal Bedroom with En-Suite Shower Room

Separate Utility Room and Family Bathroom

Generous Driveway Parking Accommodating
5 Cars and Detached Garage

Well-Suited to Downsizers, Families
or Single-Storey Living

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Tucked away within a peaceful residential close in the highly regarded village of Little Melton, this attractive detached bungalow offers well-proportioned, single-storey living with the added benefit of a detached garage and generous driveway parking.

The accommodation extends to approximately 1,086 sq. ft. and is thoughtfully arranged, beginning with a welcoming entrance hall that connects the principal living spaces. The spacious sitting room enjoys a pleasant outlook to the rear and provides ample room for both relaxing and entertaining. To the rear, the kitchen/dining area is well-laid out with space for a dining table, creating a sociable hub of the home.

There are three bedrooms in total, all of good size, including a principal bedroom with en-suite shower room. A family bathroom and separate utility room further enhance the practicality of the layout, making the property equally well suited to downsizers, families or those seeking lateral living without compromise.

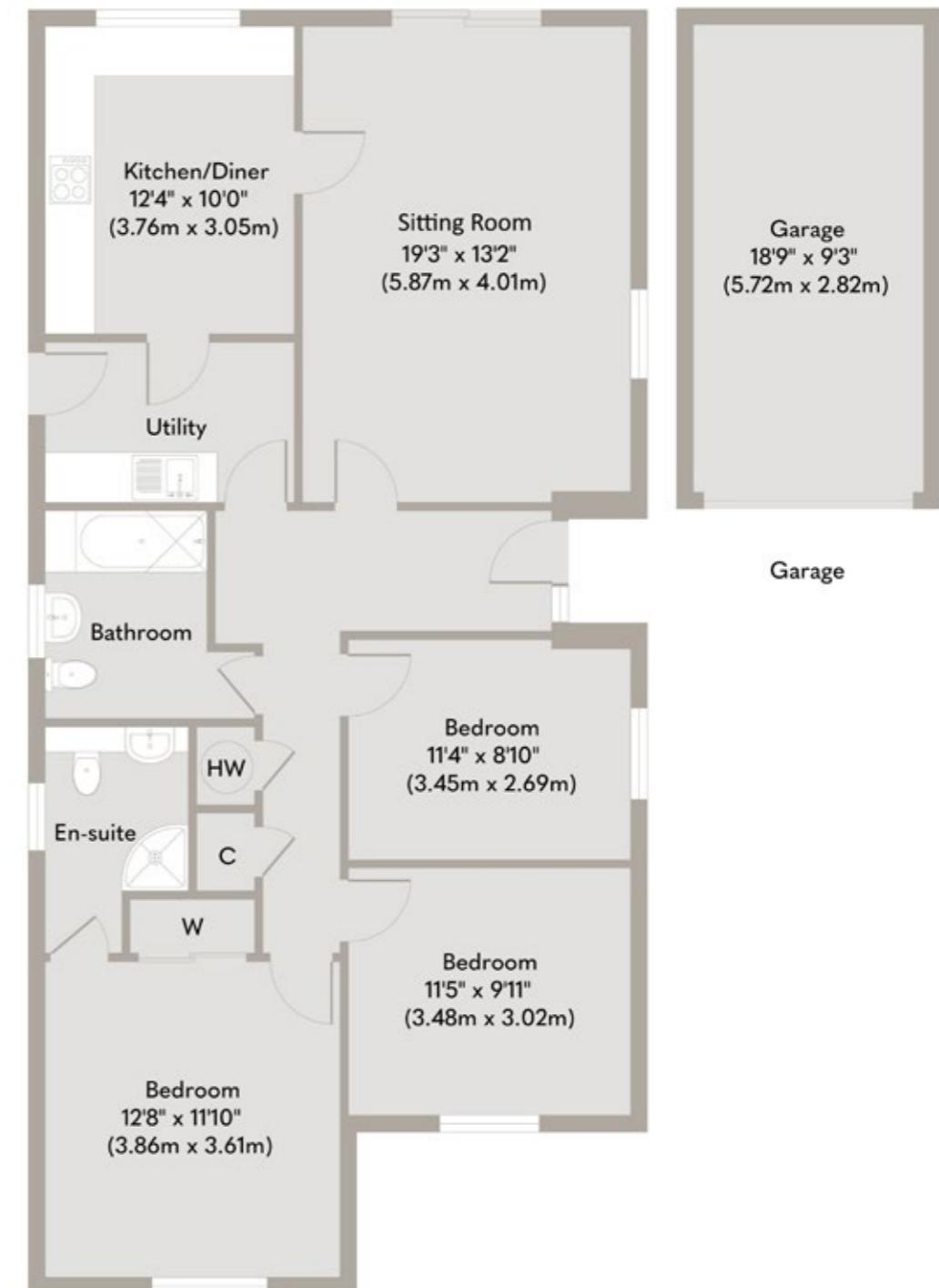
Outside, the bungalow sits comfortably within its plot, with a neat front garden and an extensive shingle driveway leading to the detached garage, offering excellent parking and storage. The rear garden provides a private outdoor space, ideal for enjoying the quieter pace of village life.

Little Melton is a popular and well-connected village, positioned just south-west of Norwich, offering easy access to the University of East Anglia, the Norfolk & Norwich Hospital and the A47, while retaining a strong sense of community and countryside charm. A well-balanced bungalow in a sought-after location, offering both comfort and convenience.



The bungalow is warm,
comfortable and easily
maintained.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Little Melton

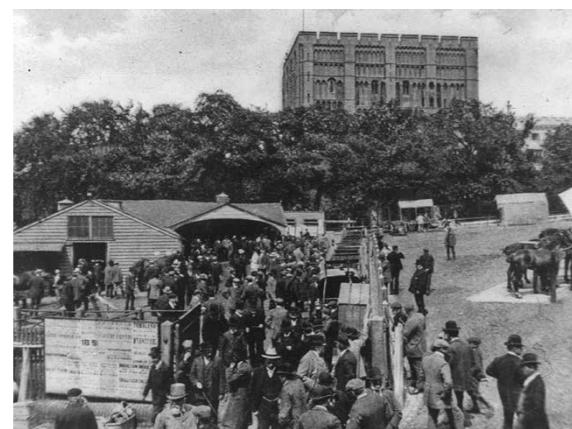
RURAL CHARM WITH EASY
CITY LINKS

Little Melton, a charming Norfolk village, is steeped in centuries of rural heritage while offering all the hallmarks of a modern, close-knit community. Nestled amid peaceful countryside just five miles southwest of Norwich, it combines village tranquillity with superb access to the city, making it a sought-after location for families and professionals alike.

The heart of the village thrives around its primary school, church, and welcoming local pub, fostering a warm community spirit. Surrounded by open farmland and leafy lanes, Little Melton has long been a haven for those seeking fresh air, scenic walks, and a slower pace of life, while still being firmly connected to the bustle of Norwich.

Historically, the village traces its roots back to the Domesday Book, and today its mix of traditional cottages, farmhouses, and more contemporary homes reflects its gentle evolution over time. The landscape invites exploration, with nearby trails leading into the Yare Valley and beyond, perfect for ramblers, cyclists, and nature lovers.

Little Melton's proximity to the University of East Anglia and the Norfolk and Norwich University Hospital brings added appeal, while its location near the A47 ensures quick links to Norwich city centre, market towns such as Wymondham, and wider routes across the county. For rail travel, nearby Wymondham and Norwich stations provide direct services to Cambridge and London, while Norwich International Airport offers connections further afield.



Note from the Vendor



“One of my favourite rooms is the sitting room, especially when I’m there with a clear view of the garden and the flowers are in full bloom!”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. The property also benefits from a hard wired fire alarm and security system.

COUNCIL TAX
Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0380-2387-7520-2606-4871

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE
Freehold.

LOCATION

What3words: //youthful.cyber.reclaim

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SOWERBYS

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