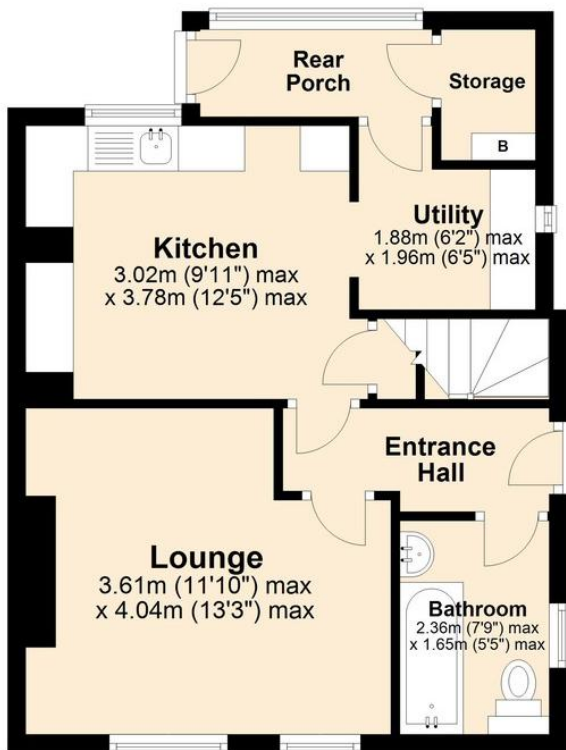


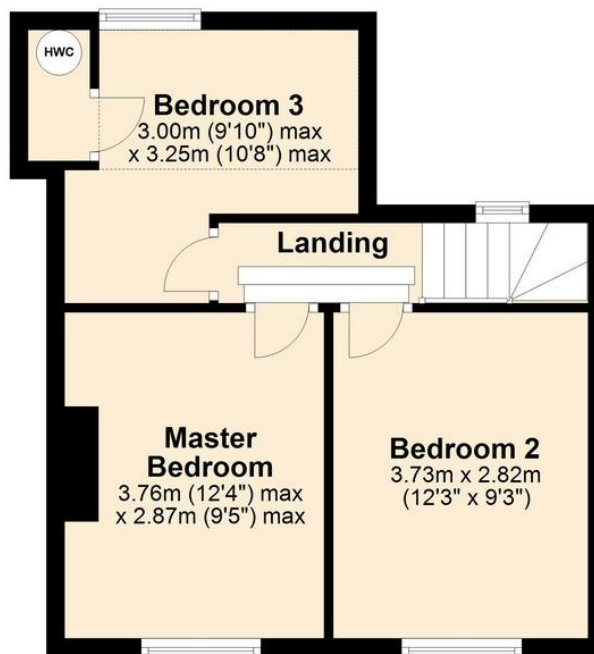
Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 77.0 sq. metres (828.9 sq. feet)

OUTSIDE

Fronted by an area of lawn, the property is accessed via a shingle driveway, opening out to a further parking area to the side of the property providing generous off-road parking. A wooden gate to the right-hand side leads through to the enclosed rear garden, mainly laid to lawn with a patio abutting the property plus an outbuilding for storage.

DIRECTIONS

From the A47, take the exit for Little Melton onto Watton Road, B1108. Turn left onto Green Lane and follow the road as it becomes School Lane, and then Great Melton Road. The property can then be found on the right-hand side, shortly after the crossroads for Mill Road and Burnthouse Lane.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

B

Energy Efficiency Rating Current E 51 Potential B 83



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Characterful 3 bedroom cottage situated in the popular village of Little Melton. Living spaces include a well-proportioned lounge, modern kitchen with separate utility, family bathroom and porch leading to the rear garden. Outside benefits from off-road parking and a good-sized rear garden with lawn and patio. Call now to view!

Great Melton Road

Little Melton | Norwich | Norfolk | NR9 3NR

£950 pcm

Semi-detached cottage in Little Melton

3 first floor bedrooms including master with feature fireplace

Well-appointed kitchen includes cream units plus adjacent utility

13'3 max. lounge off the entrance hall

Ground floor bathroom with 3-piece suite

Oil fired central heating and double glazing

Off-road driveway parking to the front of the property

Enclosed rear garden with lawn and patio

Enjoying a village location, conveniently located for amenities, schools and major road links

Available start-mid September 2020

