



7 School Lane, Little Melton, NR9 3NL





### Property Features

- Detached House
- Three Reception Rooms
- Three Bedrooms
- Family Bathroom & Ground Floor Cloaks Shower Room
- EPC Rating: E
- Stunning Gardens
- Carport with Storage Above
- Single Garage
- NO CHAIN ABOVE



**This pleasant looking home retains much of the original character and features yet enjoys a modern feel. Set back from the road the property sits on circa quarter of an acre with plenty of off-road parking including single garage and carport with storage above. The beautiful gardens are well established and matured.**



### HALLWAY

With entrance door to front aspect, doors leading off and stairs leading to first floor landing.

### SITTING ROOM

With window to front aspect. Brick exposed chimney breast with wood burning stove inset and beam to ceiling.

### LIVING ROOM

With window to front aspect and wood burner inset. Door leading into the conservatory and large opening into the dining room.

### DINING ROOM

With patio doors to rear opening out onto the garden patio and beam to ceiling.

### CONSERVATORY

With window surround and double doors opening out into the garden.

### KITCHEN BREAKFAST

With double aspect windows to side and rear overlooking the gardens. Fitted with a range and wall and base cabinets with tops over with a one and a half bowl sink. Eye level Bosch oven, electric hob with cooker hood above. Door



leading into utility room which gives way to the rear garden and further door leading to rear lobby giving access to three-piece shower room.

### LANDING

With doors leading off.

### MAIN BEDROOM

With window to rear aspect, built-in wardrobes and a large walk-in wardrobe/dressing room.











### BEDROOM TWO

With window to front aspect

### BEDROOM THREE

With window to rear aspect.

### BATHROOM

With window to rear aspect. Fitted three-piece suite comprising bath with shower attachment, WC and wash hand basin with vanity.



### OUTSIDE

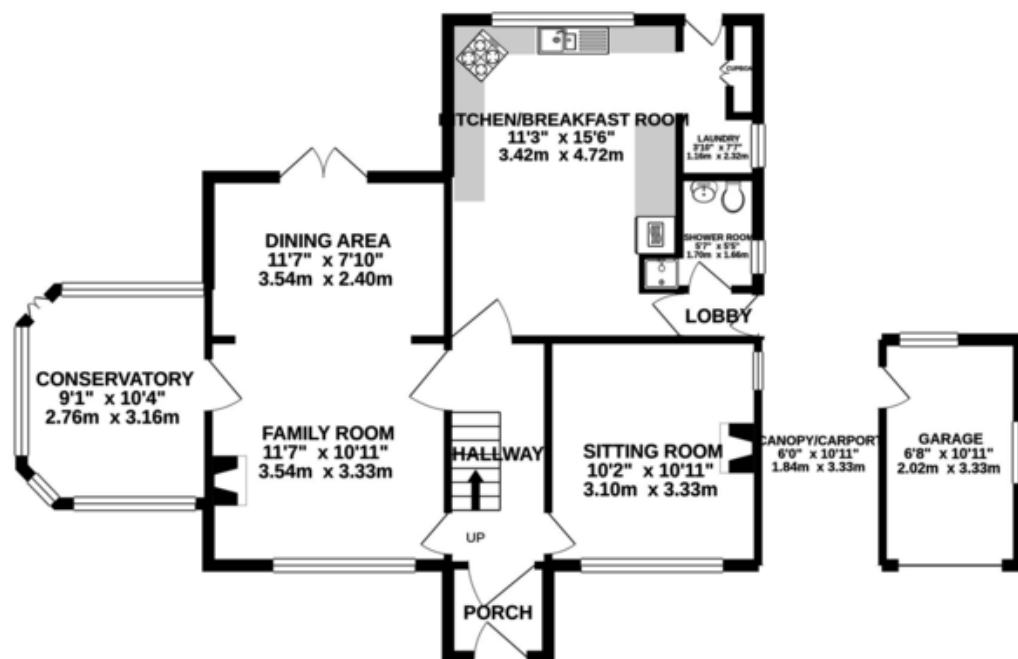
Set back from the village lane, the front of the property provides parking and gives access to the carport with storage above and single garage. The rear garden is mainly laid to lawn with established, well matured trees, shrubs and flowers with two sunny aspect patio areas and summer house. village close to the city and good road links.

### COUNCIL TAX BAND

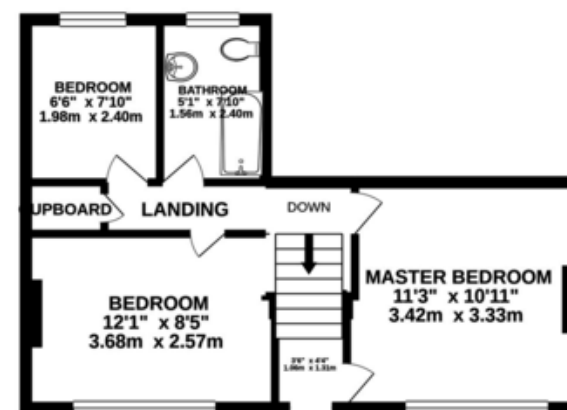
E



**GROUND FLOOR**  
858 sq.ft. (79.7 sq.m.) approx.



**1ST FLOOR**  
377 sq.ft. (35.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.**

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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Arnolds Keys Collection  
2 Prince of Wales Road  
Norwich, NR1 1LB

arnoldskys.com  
norwich@arnoldskys.com  
01603 620551

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