

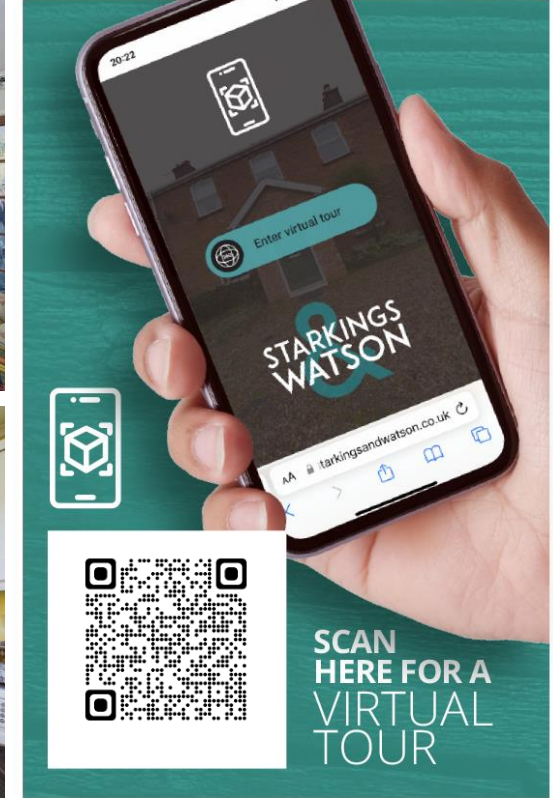
HIGH GREEN

# Great Melton, Norwich NR9 3BQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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- Detached Bungalow
- Rural Village Location
- Field Views
- 0.2 Acre Plot (stms) With Outbuildings
- Sitting Room with Wood-burner
- Extended Garden Room
- Three Generous Bedrooms
- Solar Panels Generating Income

#### IN SUMMARY

This NON-ESTATE DETACHED BUNGALOW occupies a RURAL SETTING and fantastic FIELD VIEWS from almost every angle, but is also perfectly positioned for Hethersett, Wymondham and the UEA. The property has been owned by the current vendors for a number of years and previously formed part of the local estate. As a result a GENEROUS PLOT can be found approaching 0.2 ACRES (stms) with a range of outbuildings and garage. Internally you will find spacious accommodation extending to almost 1200 Sq. ft (stms). Within the footprint there are TWO MAIN RECEPTION ROOMS, one of which houses a cast iron Multi-fuel Burner as well as a GARDEN ROOM and kitchen. You will then find THREE DOUBLE BEDROOMS and a family bathroom as well as separate W.C. The property has the potential to be re-configured if desired offering HUGE SCOPE for prospective purchasers. The property benefits from uPVC DOUBLE GLAZING, OIL FIRED central heating and SOLAR PANELS.

#### SETTING THE SCENE

The property is approached via gated access onto the large shingled driveway providing ample off road parking. This in turn leads to the detached garage with the main entrance door located to the side of the property.

#### THE GRAND TOUR

Entering through the door to the side, you are straight into the kitchen with solid work surfaces, ample cupboard storage and space for all white goods. There is an eye level integrated double oven as well as electric ceramic hob with extractor fan over. This leads into the dining space overlooking the front with parquet flooring. The sitting room adjacent houses the multi fuel stove as well as providing access to the traditional front entrance porch - now used as a storage room, and the extended garden room. The central hallway housing ample cupboard storage and loft hatch access leads to three double bedrooms - all with rural views across the garden and beyond. The two larger bedrooms offer built-in storage. The family bathroom has been recently re-fitted with a bath and a shower as well as a separate W.C adjacent.

#### THE GREAT OUTDOORS

The mature plot of approximately 0.2 acres (stms) is a fantastic size and offers a wrap-around gardens mainly laid to lawn and bordered with mature hedging, and an access gate to the front of the property allowing for security. The property sits relatively centrally within the plot in which you will



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also find a number of outbuildings and sheds, as well as two greenhouses, and raised vegetable beds. The garden is the perfect gardeners paradise with fields surrounding. Within the garden you will also find a detached single garage with up and over door to the front, and a spacious driveway with gated access providing ample off road parking.

#### OUT & ABOUT

High Green, Great Melton is a small hamlet situated to the southwest of the Cathedral City of Norwich and close to the town of Wymondham and villages of Hetherset, Barford and Little Melton of which offer an array of amenities to include Supermarkets, Hairdressers, Cafés, Retail, Doctors, Dentists, Schooling, and more. The city of Norwich sits an approximate 15-minute drive away and offers fantastic Rail Links providing access to London Liverpool St, Cambridge. Th village is also fantastically located for the UEA and the Norfolk and Norwich hospital within a short drive.

#### FIND US

Postcode : NR9 3BQ

What3Words : ///likewise.grinders.musician

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Buyers are advised the property has solar panels to the southerly roof generating a healthy income and also has private drainage in the form of a sewerage treatment plant.

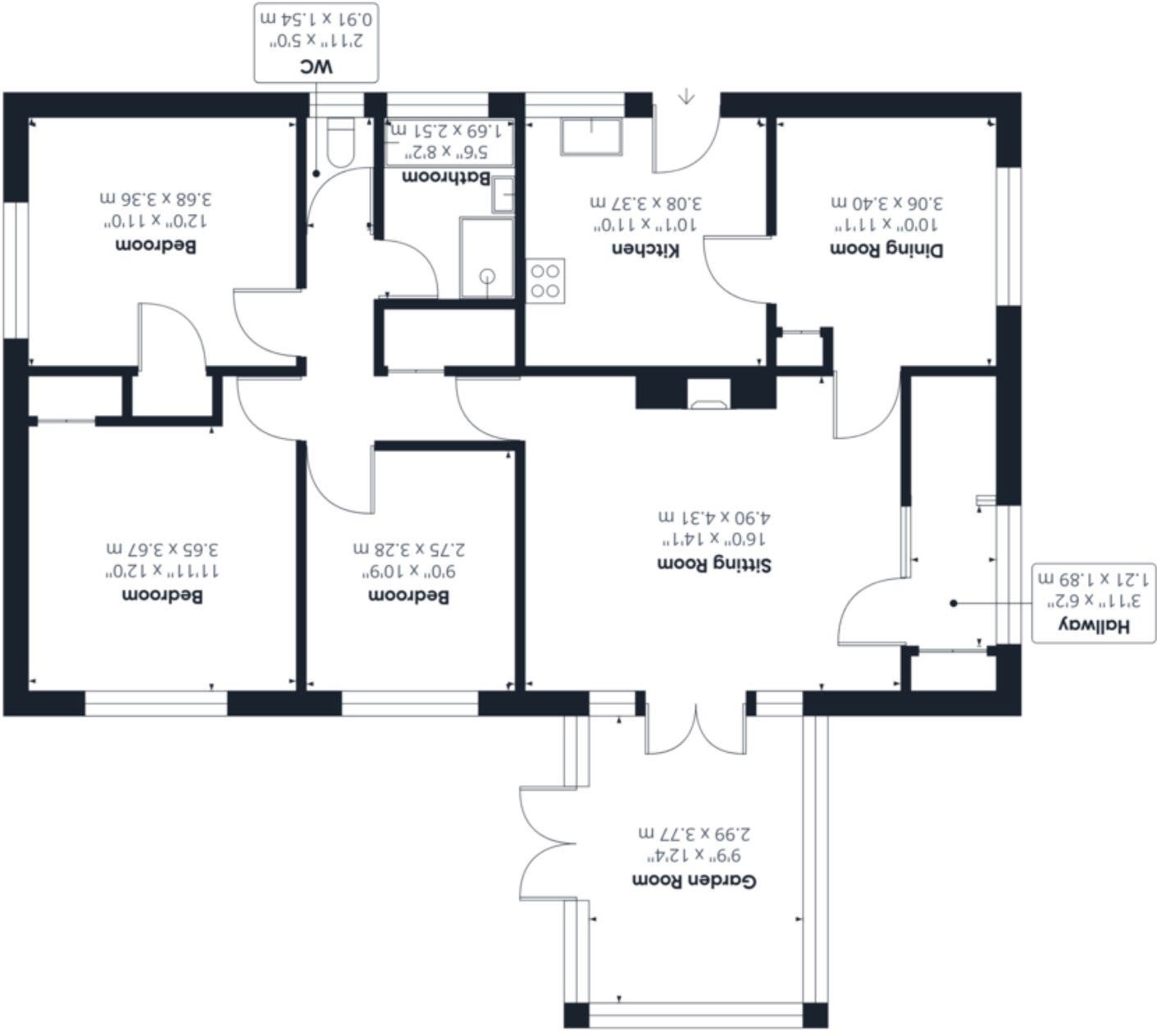
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Price:



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Approximate total area <sup>(1)</sup>  
 1195.30 ft<sup>2</sup>  
 111.05 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.