

14 School Lane,
Little Melton, NR9 3AD

Guide £500,000 FREEHOLD



- * Detached chalet-style home
- * Approx one third of an acre plot (stms)
- * Versatile accommodation
- * Two ground floor shower rooms plus first floor bathroom
- * Spacious lounge & separate dining room
- * Conservatory with garden views
- * Triple garage with power
- * Ample off-road parking
- * Beautifully landscaped, south-facing gardens
- * Oil-fired heating
- * Excellent access to A11 & A47



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13 Market Street, Wymondham NR18 0AJ



Location...

Little Melton is a popular village having local amenities including a Tesco Express, Boots Pharmacy, primary school and two public houses/restaurants, on the south-western approach to Norwich providing good access to the A47 southern by-pass, the Norfolk and Norwich University Hospital, UEA and adjoining Science and technology facilities. Norwich itself is approximately six miles distant.

The Property...

Nestled in the sought-after village of Little Melton, this delightful, detached chalet style home offers an exceptional blend of space, flexibility and lifestyle appeal. Perfectly suited for multi-generational living or those seeking versatile accommodation, this property is set within beautifully landscaped gardens and enjoys excellent access to the A11 and A47.



From the moment you arrive, the home makes a lasting impression. A five-bar gate opens onto an expansive brick weave driveway, providing ample off-road parking and leading to the impressive triple garage, ideal for car enthusiasts, hobbyists or the ultimate "man cave".

Step Inside

The welcoming entrance hall provides access to the majority of the ground floor, setting the tone for the spacious and adaptable layout. The heart of the home is the generous 20ft lounge, bathed in natural light from its triple aspect, perfect for both relaxing and entertaining.

The ground floor continues to impress with a cosy snug (or optional bedroom) with direct garden access, a study/further bedroom and a well-appointed kitchen complete with granite work surfaces, a range of fitted units, breakfast bar and adjoining pantry. A bright and inviting dining room featuring patio doors that open onto the garden, with staircase to the first floor.

The conservatory offers a tranquil space to enjoy uninterrupted views of the sunny south-facing garden throughout the seasons.

Two shower rooms on the ground floor add convenience and flexibility, particularly for guests or extended family living.

Upstairs

The first floor hosts two comfortable double bedrooms, both enjoying lovely garden views, along with a family bathroom fitted with a classic three-piece suite.

A Garden to Fall in Love With

The true centrepiece of this home is the enchanting rear garden. Thoughtfully divided into distinct areas, it provides colour, interest and enjoyment all year round. Whether you are seeking peaceful relaxation or vibrant outdoor entertaining, this garden delivers.

Additional outdoor features include a detached 10ft x 8ft timber shed with power, ideal as a retreat, studio or work-space, and of course, the substantial triple garage offering endless possibilities.



Key Features at a Glance

- Approximately one third of an acre plot (stms)
- Versatile accommodation
- Two ground floor shower rooms plus first floor bathroom
- Spacious lounge & separate dining room
- Conservatory with garden views
- Beautifully landscaped, south-facing gardens
- Triple garage with power
- Ample off-road parking
- Oil-fired heating
- Excellent access to A11 & A47

This is a truly special home offering space, flexibility and a wonderful lifestyle opportunity in a desirable village setting.

Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

South Norfolk Council Tax Band D

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.



Office Hours

Mon-Fri 9am-5.30pm

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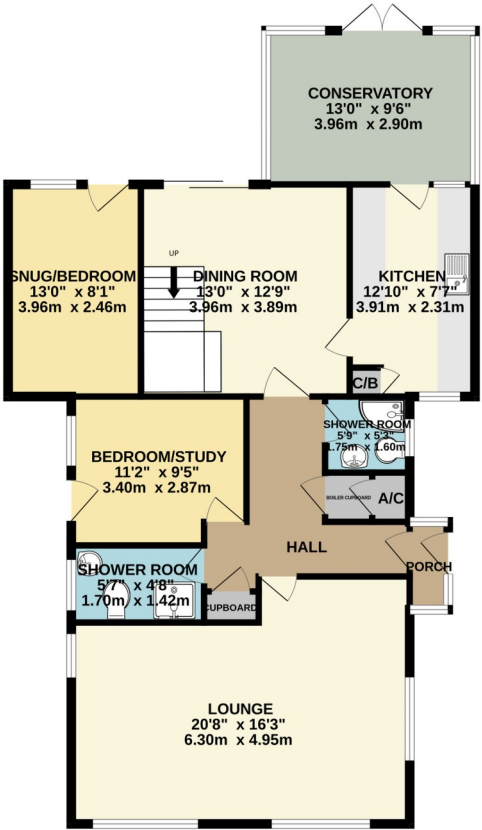
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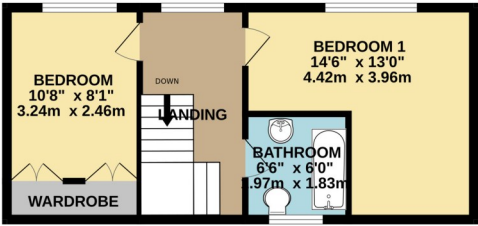
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GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

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