



Woodfield House, High Green, Great Melton, NR9 3BQ
Guide £525,000-£550,000 Freehold



- Detached family home set on approx. 0.17 of an acre plot (stms)
- Beautiful views over open countryside especially to the rear
- 21' dual-aspect lounge with feature fireplace
- Separate dining room (or optional 4th bedroom)
- Contemporary kitchen with breakfast area fitted with Neff hob and double oven
- 3-4 bedrooms including 15' main bedroom having walk-in wardrobe and en-suite
- Ground floor wc and family bathroom with a 3-piece suite including electric shower over the bath
- 16'4" garden room with skylight, multi fuel burner and double doors to garden
- Gated off-road parking for multiple vehicles
- Double garage with power, lighting and twin doors
- Beautifully landscaped rear garden with lawns and two patio seating areas

Location....

Great Melton is a popular rural village situated approximately seven miles to the west of the city, the property being located approximately one mile from the B1108 Watton Road, just three miles from the Norwich southern bypass and a countryside drive from the Norfolk and Norwich Hospital.

Property summary...

This immaculately presented detached family home offers spacious and flexible accommodation, positioned on a generous plot with stunning field views to the rear. Designed for both comfort and style, the property boasts a bright dual-aspect lounge with a fireplace, a versatile dining room or fourth bedroom and a stylish kitchen having breakfast area, perfect for modern family living.

A standout feature is the lovely garden room, complete with a skylight, oak flooring and corner multifuel burner, offering the perfect space to relax while enjoying views over the landscaped garden.

Upstairs, you will find three well-proportioned bedrooms including a luxurious main bedroom with dressing area having fitted wardrobes, LED ceiling lights and en suite shower room. A well-appointed family bathroom serves the additional bedrooms.

Outside Space

The exterior of the property is just as impressive. The gated driveway provides off-road parking for multiple vehicles and leads to a double garage having light, power and rear access. Boiler room. Door to:

The fully enclosed rear garden is a beautifully landscaped haven featuring a manicured lawn, colourful flower beds and two patio areas ideal for al fresco dining. Two timber sheds and hexagonal greenhouse. The garden backs onto open fields, offering tranquil countryside views and a peaceful setting to enjoy year-round.

This exceptional home perfectly blends stylish living with a semi-rural lifestyle.

Early viewing is highly recommended to fully appreciate all it has to offer.

TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431

Agents Note:

The current owner has carried out several improvements since moving to the property in 2022.

- Electrical upgrades for improved efficiency and safety.
- Ground floor WC modernised.
- Full interior redecoration for a fresh, contemporary look.
- New front fencing and gates for improved security and kerb appeal.
- Resurfaced driveway (with warranty).
- Two new garden sheds added for ample outdoor storage.
- Updated flat roof on the garage (with warranty).

Rating authority: South Norfolk Council, Tax Band F.

**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

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS will be processed by WARNERS.

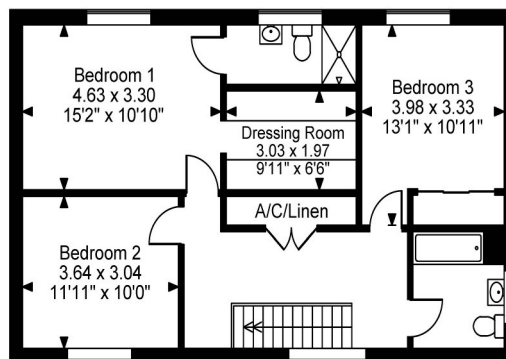
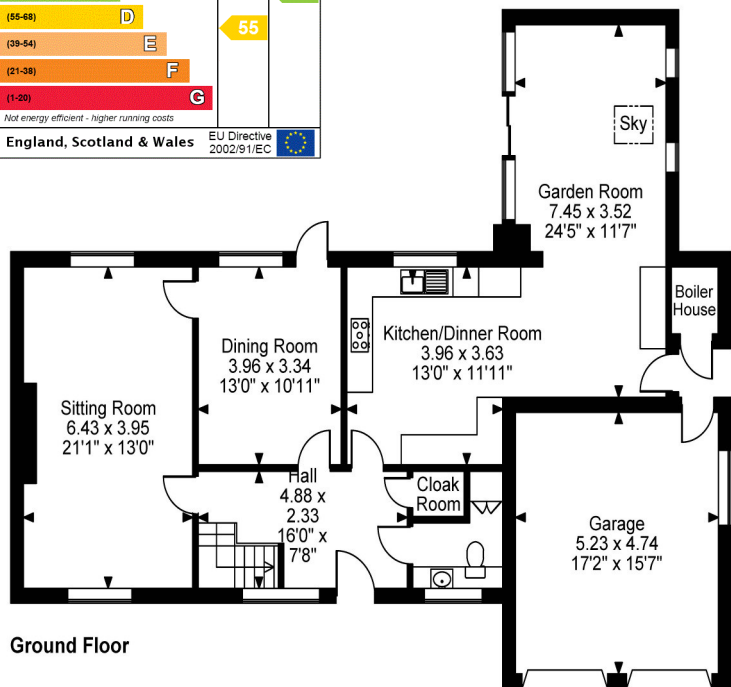






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Woodfield House, High Green, Great Melton, Norwich
Approximate Gross Internal Area
Main House = 1862 Sq Ft/173 Sq M
Garage = 267 Sq Ft/25 Sq M
Total = 2129 Sq Ft/198 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Office Hours

Mon-Fri 9am-5.30pm
 Sat 9am-3pm

Free Valuation

If you are thinking of selling, why not take advantage of our free valuation service. Fees only charged in the event of sale.

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