

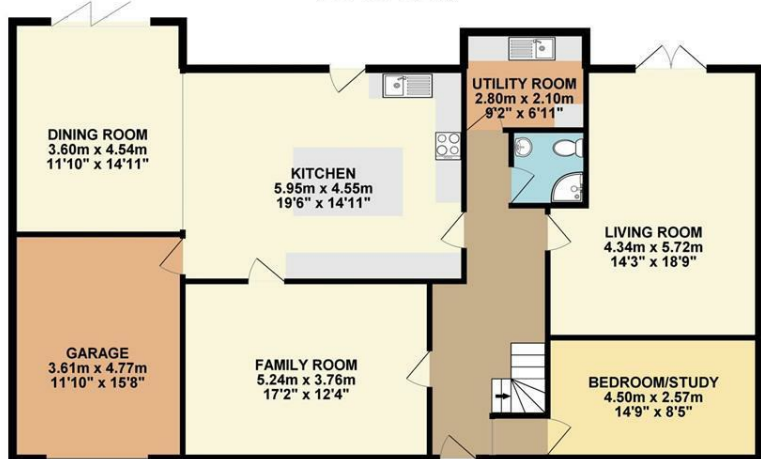


School Lane | Norwich | NR9
Offers In Excess Of £500,000

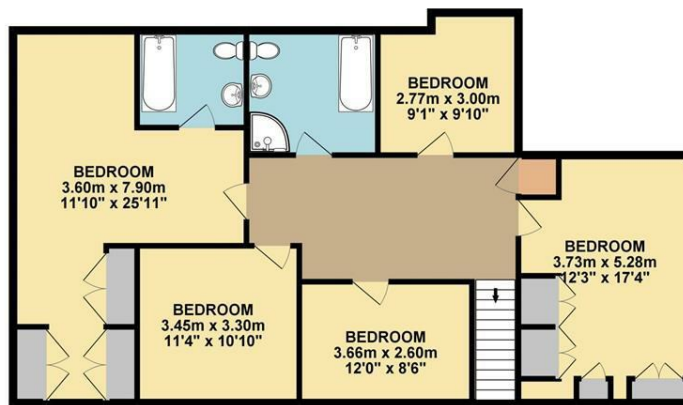
abbotFox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR 136.72 sq. m.
(1471.61 sq. ft.)



1ST FLOOR 104.69 sq. m.
(1126.93 sq. ft.)



TOTAL FLOOR AREA : 241.41 sq. m. (2598.53 sq. ft.) 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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abbotFox presents this extended detached family house boasting flexible accommodation and a generous rear garden. Accommodation features a stunning open plan kitchen diner family room that leads onto a lounge, with a furnished snug/playroom and study/bedroom six. To the 1st floor, there are five bedrooms (master ensuite) and a family bathroom. To the outside, there is a sizeable driveway, integral garage and an enclosed rear garden. The rear garden offers a patio area with inset flower beds that lead onto a mainly lawned area with mature trees and shrub borders.

The property has a delightful country feel yet is within the village of Little Melton which is a sought after location, just 6 miles southwest of Norwich and within easy reach of the A47 Southern Bypass linking all the major trunk roads south out of the city. Within the village is a shop, public house, village hall and first school whilst private schools are available in Norwich and the nearby village of Hethersett. Little Melton is well placed for the Norfolk & Norwich Hospital and the University of East Anglia is less than 2 miles away.

