



Detached cottage situated in popular village

Rambler Cottage, Great Melton Road, Little Melton, Norwich, NR9 3NR

Freehold



Entrance Hall • Sitting Room • Dining Room • Study
Kitchen • Conservatory • Utility Room • Cloakroom
Principal Bedroom • Two further bedrooms • Family
Bathroom
Outside: Integral garage • In all about 0.18 acres

The Property

Rambler Cottage is a charming three bedroom detached period cottage located in the sought after village of Little Melton. The property is believed by a local historian who researched the history of the house to date back to 1792. Whilst the property would benefit from some modernisation throughout, the property offers fantastic potential to create a wonderful family home. Featuring three reception rooms including the now essential study, ample living space is provided and with the conservatory a welcome addition to oversee the garden. Subject to planning there may be the possibility to extend over the garage if more bedrooms are desired. Of particular note is the characterful dining room with feature brick fireplace situated off the kitchen.

Outside

Sitting within grounds of 0.18 acres and approached via a driveway leading to the garage the property sits in an excellent non estate position. The rear gardens are mainly laid to lawn with a variety of mature shrubs planted. Patio terrace accessed via the rear allows for an ideal entertaining spot overseeing the garden. The front gardens have an expanse of lawn allowing the house to sit handsomely within the plot.

Location

Situated within the village of Little Melton which is just six 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 Wymondham. The village is well placed for the Norfolk & Norwich Hospital and University of East Anglia.

Services

Mains water, electricity, drainage and oil fired central heating

Local Authority

South Norfolk District Council
Council Tax Band E

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

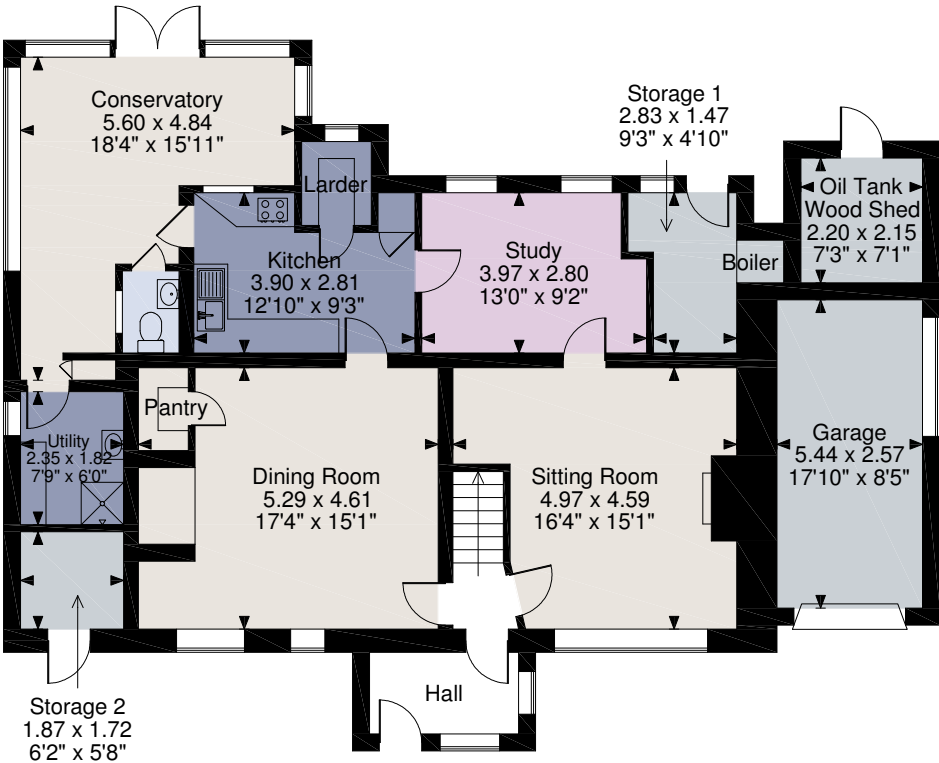
Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

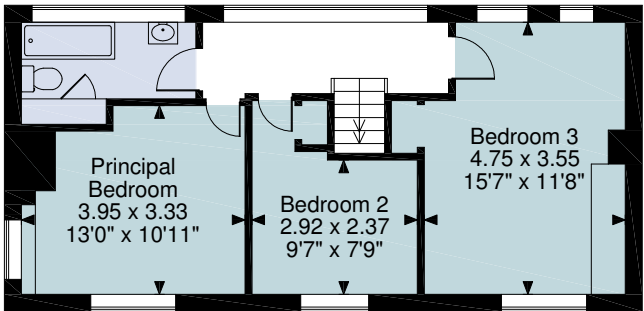




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Main House gross internal area = 1,685 sq ft / 157 sq m
Garage gross internal area = 150 sq ft / 14 sq m
Storage's & Oil Tank Wood Shed gross internal area = 144 sq ft / 13 sq m
Total gross internal area = 1,979 sq ft / 184 sq m



Ground Floor



First Floor

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