



121 School Lane, Little Melton

In Excess of £750,000



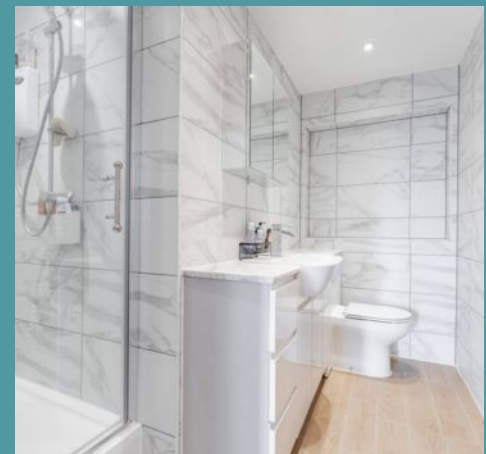
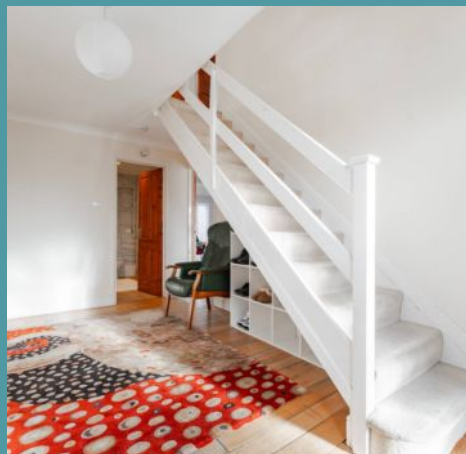
# 121 School Lane

Little Melton, Norwich

With an abundance of internal space, this six-bedroom home offers a generous and versatile layout, perfect for modern family living. Thoughtfully renovated in key areas, it combines contemporary finishes with charming features, including exposed brick accents and a cosy log burner. Multiple reception rooms provide flexible options for entertaining, working from home, or relaxing in style. The well-equipped kitchen, spacious bedrooms, and sleek marble-finished bathrooms ensure both comfort and practicality throughout. Outside, the private garden, insulated garden pods, and ample off-road parking complete this impressive property.

## The Location

The property is located within the enviable village of Little Melton. The village benefits from several amenities such as a village pub, picturesque walking routes, local school, shop and has a strong sense of community within. The Norfolk & Norwich University Hospital, UEA, city centre amenities and Norwich Train Station are all within close proximity and easily accessible. From the village you have easy access onto the A47 & A11.





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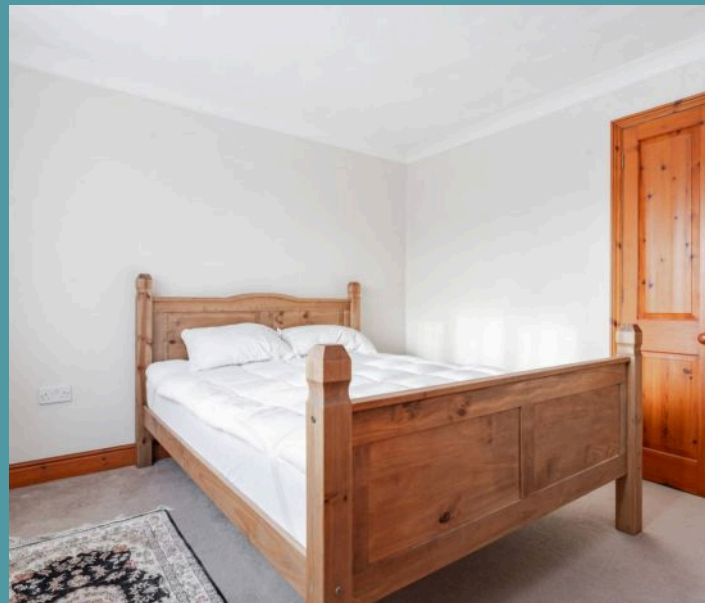
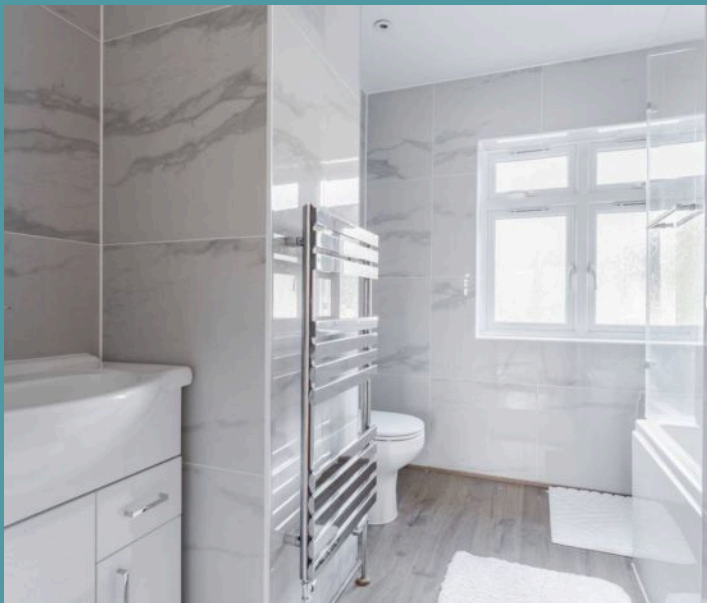
Little Melton, Norwich

### School Lane

This impressive six-bedroom home in the heart of Little Melton seamlessly blends modern comforts with charming character. Thoughtfully renovated in key areas, the property boasts an abundance of versatile living spaces, high-end finishes, and generous room sizes, making it a fantastic choice for families or those seeking ample space for work and leisure.

Stepping inside, you're welcomed by multiple reception areas, including a sitting room with a feature log burner set against exposed brick accents—creating a cosy atmosphere. A separate dining room offers flexibility as a formal entertaining space or a productive home office. The newly fitted ground-floor shower room is finished with sleek marble tiles and a contemporary chrome towel rail, combining both function and style.

The kitchen boasts a modern aesthetic with a Belfast sink, premium Samsung appliances and extensive storage for all your cooking essentials. A separate utility room enhances practicality, while direct access to the garage provides an additional storage solution.







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Upstairs, the first floor comprises four generously sized bedrooms, two featuring built-in wardrobes for added convenience. A well-appointed three-piece bathroom echoes the marble accents of the downstairs shower room, ensuring a cohesive and stylish finish. The second floor completes the accommodation with two further bedrooms, one benefiting from eaves storage—perfect for keeping things tidy while maximising space.

The outdoor areas are just as impressive. The private rear garden is an ideal space, with no overlooking neighbours for complete seclusion. Two insulated garden pods, fitted with windows, provide a versatile space for a home office, gym, studio, or relaxation area. To the front, a spacious driveway offers ample off-road parking, catering effortlessly to multiple vehicles.

### Agents Note

Sold Freehold

Connected to oil-fired heating - alongside remaining mains services.



Pods  
195 sq.ft. (18.1 sq.m.) approx.

Ground Floor  
1282 sq.ft. (119.1 sq.m.) approx.

1st Floor  
646 sq.ft. (60.0 sq.m.) approx.

2nd Floor  
335 sq.ft. (31.1 sq.m.) approx.



Exlcuding Ground Floor Shower Room

**TOTAL FLOOR AREA : 2458 sq.ft. (228.4 sq.m.) 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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