



## Fairlawns Mill Road, Little Melton

Offers in Region of £625,000



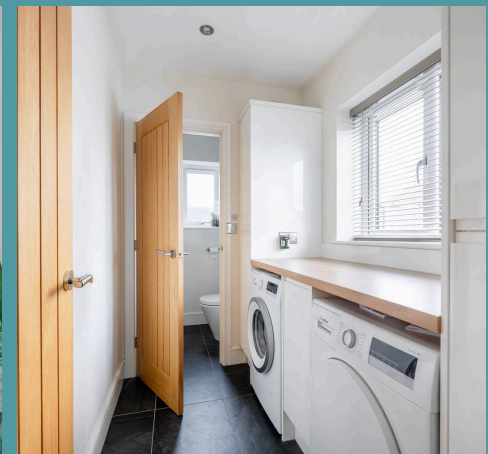
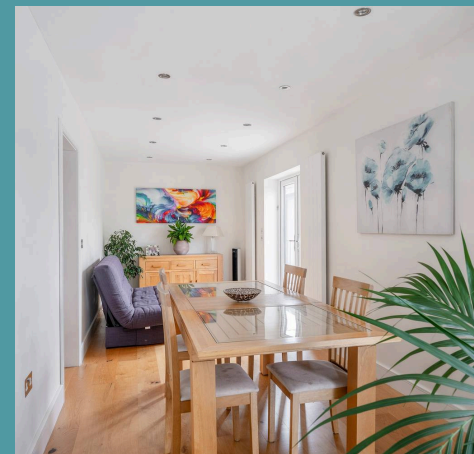
# Fairlawns Mill Road

Little Melton, Norwich

This exquisite detached residence, fully renovated to the highest standards, offers a seamless blend of modern elegance and practical luxury, making it truly move-in ready. From the striking anthracite grey cladding and contemporary front door to the expansive open-plan kitchen with premium finishes, every detail of this home has been carefully curated. The spacious sitting room with a wood burner, versatile study, and three luxurious bedrooms—including a principal suite with a dressing room and private en-suite—provide both comfort and style. The professionally landscaped garden, complete with a stone patio terrace and well-maintained lawn. With impeccable design, top-tier appliances, and flexible spaces, this home presents an unparalleled opportunity for those searching for the perfect family home.

## Location

Little Melton, located in Norfolk, is a charming and peaceful village just a few miles south of Norwich. Nestled amidst the picturesque Norfolk countryside, it offers a blend of rural tranquility and easy access to the bustling city life of Norwich. The village is surrounded by fields and scenic landscapes, making it an ideal spot for nature lovers. With its close proximity to major road links, including the A11, Little Melton provides convenient access to nearby towns and villages, while still maintaining a quiet, rural atmosphere. The village is also well-served by local amenities, including a pub, church, and a primary school, making it an attractive location for families and those seeking a slower pace of life.





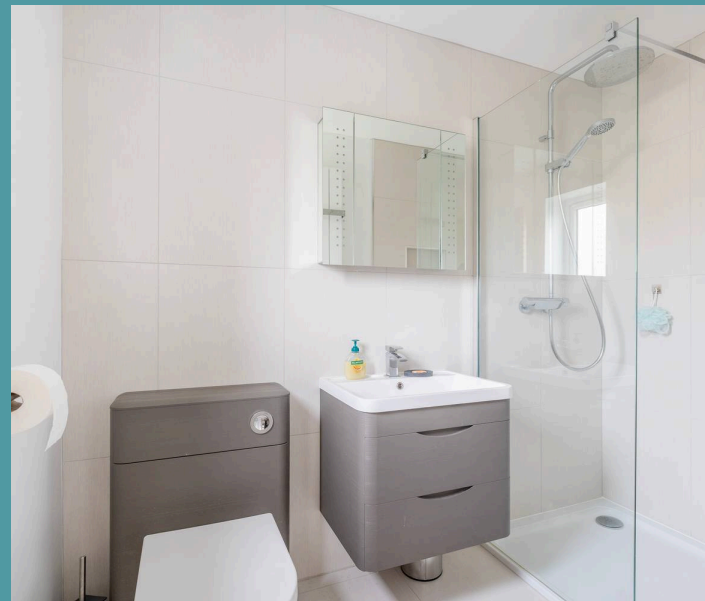
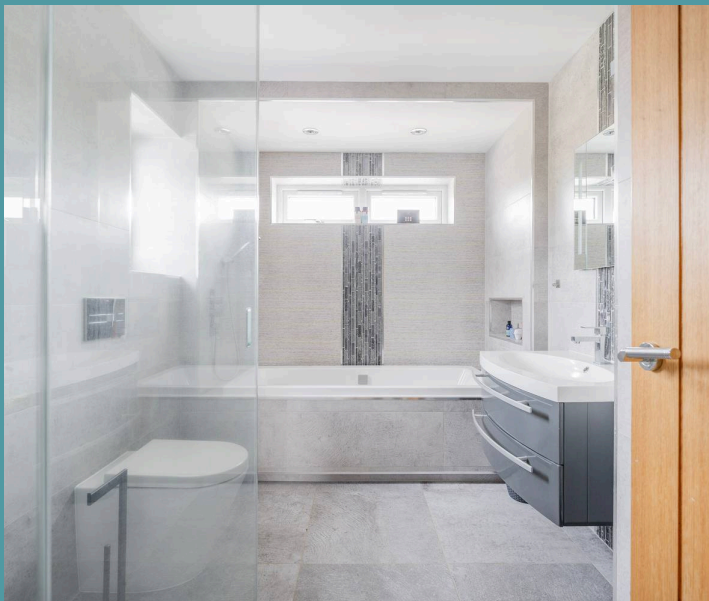


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Upon arrival to this detached residence, you are immediately captured by the architecturally striking facade, with premium anthracite grey cladding that perfectly matches the sleek contemporary windows and front door. A dropped kerb provides effortless access to an expansive shingle driveway, offering generous off-road parking for multiple vehicles. The driveway leads to a fully-equipped garage featuring power, lighting, and an up-and-over door, for storage options.

As you enter through the entrance hall, you're immediately greeted by a sense of space and light, with tiled flooring that enhances the bright, airy atmosphere. To the right, a functional utility room and a separate cloakroom offer convenience and practicality.



At the heart of the home, the open-plan kitchen and dining room is a masterpiece of modern design. The kitchen is outfitted with premium cabinetry and stunning Granite quartz worktops, creating a perfect blend of style and function. Top-of-the-line appliances include an integrated fridge/freezer, three ovens/microwaves, a dishwasher, induction hob, cooker hood, and a wine cooler, ensuring every culinary need is met with ease. Pendant lights provide ambient lighting above the breakfast bar unit, adding to the room's elegant atmosphere.





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Large bi-fold doors open onto the exterior, effortlessly connecting the indoor space to the outdoors, while laminate wood-effect flooring and underfloor heating offer both warmth and visual appeal. The kitchen flows seamlessly into the dining area, where a set of French doors adds a touch of classic charm, leading out to the patio terrace. This open-plan space is designed for both casual living and sophisticated entertaining.

The spacious sitting room exudes warmth and comfort, offering the perfect setting for both relaxation and entertaining. A striking wood burner serves as a focal point, creating a cosy ambience during the colder seasons. Adjacent to the sitting room, the study provides a versatile space, ideal for a home office, a playroom, or even an additional bedroom to suit your needs. This flexible room can easily adapt to the demands of modern living, whether you're working from home or looking for additional accommodation.

Ascend the elegant glass balustrade staircase to the first floor, where you'll discover three beautifully appointed bedrooms. The principal bedroom flaunts a dressing room and a private en-suite, offering the perfect space for relaxation and privacy. The second bedroom also has its own private en-suite. The family bathroom is a statement of luxury, with a four-piece suite designed for indulgent relaxation. An additional office provides further flexibility, with the potential to transform into an extra dressing room or a private en-suite for the third bedroom.





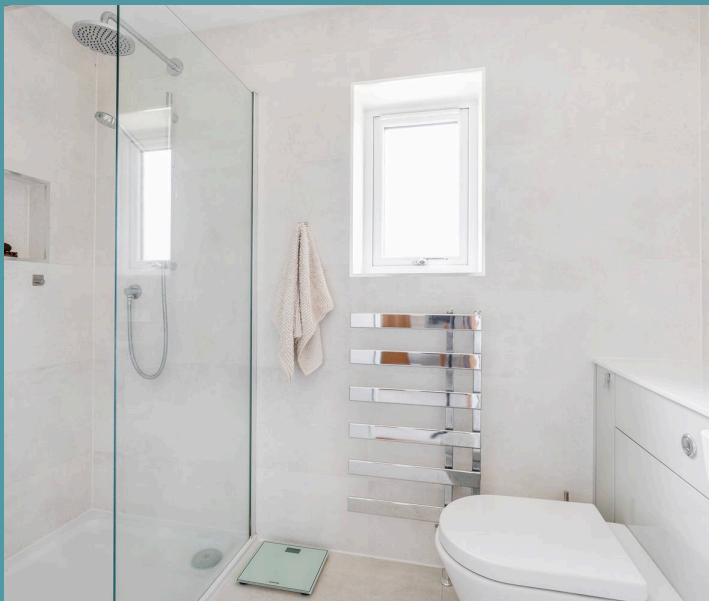


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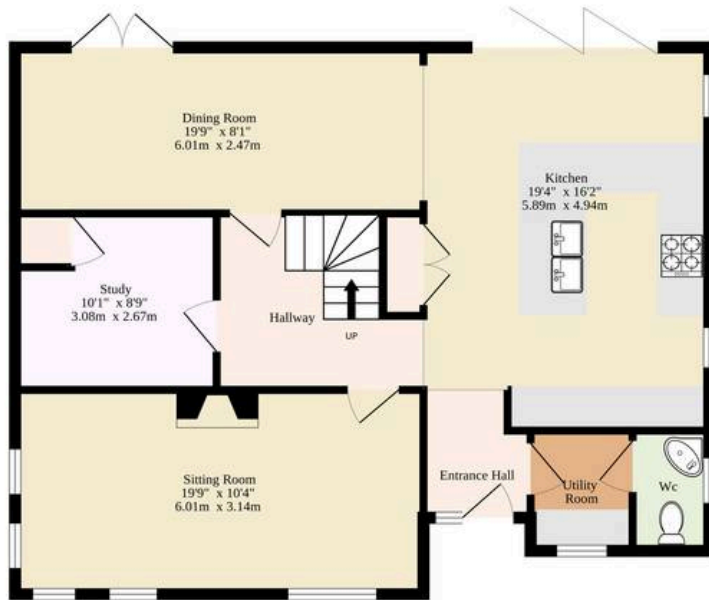
The garden is a true extension of the home's refined style, professionally landscaped to the highest standard. A stone patio terrace offers an ideal space for seating, perfect for hosting BBQs or enjoying al-fresco dining in the warmer months. The well-maintained lawn is bordered by carefully curated planted beds and shrubbery, creating an inviting atmosphere. For added practicality, there is a dedicated store for your garden tools and equipment, ensuring everything remains neatly organised.

- Fully renovated detached residence, in the rural village of Little Melton
- Impressive facade with premium anthracite grey cladding that complements the contemporary windows and front door
- Expansive shingle driveway providing generous off-road parking for multiple vehicles and a garage for storage options
- Open-plan kitchen and dining room featuring high-end cabinetry, Granite quartz worktops, and top-of-the-line integrated appliances
- Large bi-fold doors in the kitchen leading seamlessly to the outdoor space, creating an effortless indoor-outdoor flow
- Spacious sitting room with a striking wood burner as the focal point, providing warmth and a cosy atmosphere
- Versatile study room and an office that can be easily adapted into a dressing room, playroom, an additional bedroom or an en-suite (stpp)
- Elegant glass balustrade staircase leading to the first-floor bedrooms and luxury bathrooms suites
- Professionally landscaped garden with a stone patio

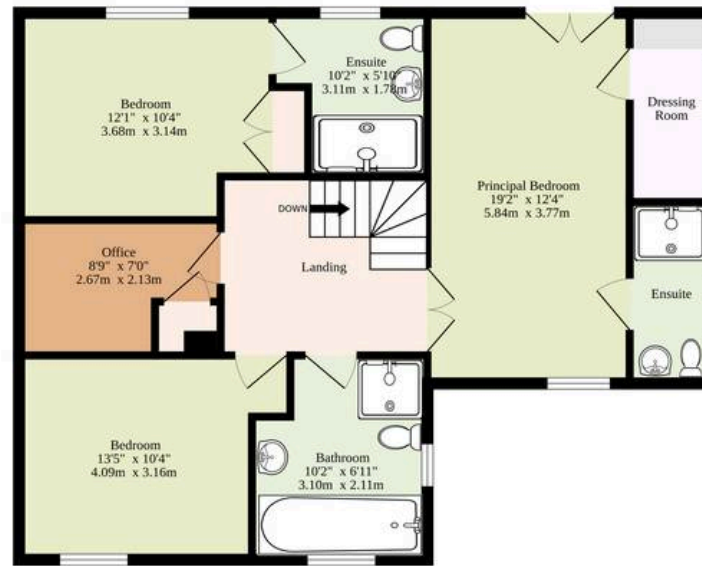




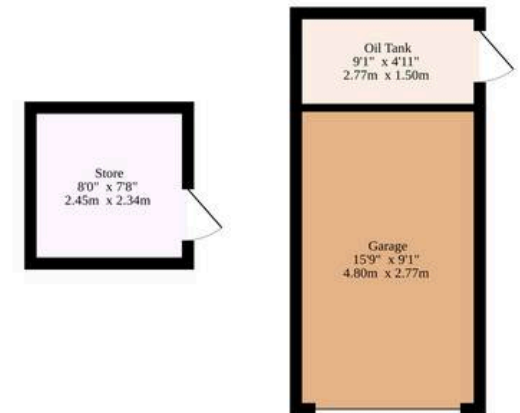
Ground Floor  
799 sq.ft. (74.2 sq.m.) approx.



1st Floor  
844 sq.ft. (78.4 sq.m.) approx.



Outbuildings  
249 sq.ft. (23.1 sq.m.) approx.



Sqft Includes The Outbuildings

**TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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