



1 | Ringwood Close | Little Melton | NR9 3NY

£1,750 PCM



Key features & Description

- Detached 4 bedroom chalet style home in a cul de sac location
- Spacious 26'4 kitchen/breakfast room with integrated appliances and breakfast bar
- Generous 17'6 lounge featuring a decorative fireplace
- Orangery/dining room with direct views over the rear garden
- Three first-floor bedrooms and shower room
- Flexible ground floor room suitable as a fourth bedroom, home office, or family space
- Wraparound L Shaped Garden with patio area, driveway and attached garage
- Double Glazed and Oil Fired Central Heating
- Popular village setting with excellent access to the A11, A47, NNUH, UEA, and Norwich
- Available from Mid September

This four bedroom detached chalet is set within a cul-de-sac in the desirable village of Little Melton and offers spacious, flexible accommodation throughout. With wraparound gardens, a garage, and driveway parking, the home is well-suited to a range of lifestyles. Its location provides convenient access to the A11, A47, NNUH, UEA, and Norwich, blending village living with excellent transport links and nearby amenities.

The accommodation includes three bedrooms on the first floor, all with built in storage, along with a ground floor room currently used as an office but equally suitable as a fourth bedroom or family room. The heart of the home is the 26'4 kitchen/breakfast room, complete with breakfast bar and integrated appliances. The generous 17'6 lounge features a decorative fireplace, and the orangery/dining room overlooks the garden. A bathroom is located on the ground and a shower room located on the first floor offering flexibility for the family.

Outside, the home is set back from the road with a mature front garden providing natural screening. A driveway offers off road parking and leads to the attached garage. To the rear, the L-shaped garden features a lawn, patio area and a mix of shrubs and hedging. This is a well-presented home offering space, practicality, and a great location.



Directions

Enter Little Melton via Green Lane from the B1108 Watton Road. Continue through the village, passing the local shop, Little Melton Primary School, and a popular pub/restaurant. At the mini roundabout, turn right into Mill Road. Ringwood Close is on the left-hand side, and the property is situated on the right-hand side shortly after entering.

Disclaimer

While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification

SUMMARY OF FEE'S PAYABLE BY TENANTS

Please be aware that your tenancy may be subject to the following fees. All charges include VAT at the current rate of 20%, but these amounts may change if the VAT rate increases.

For All Tenancies:

- Holding Deposit: Equal to one week's rent*.
- Advance Rent: Less the holding deposit paid.
- Security Deposit: Equivalent to 5 weeks' rent.
- Changes or Amendments to Terms During Tenancy requested by the tenant: £50.
- Late Rent Payments: Charged once rent is 14 days overdue, at a rate of 3% above the Bank of England base rate, starting from the first day of arrears.
- Lost Keys or Security Devices: Charged at the actual cost of replacement.
- Early Release: If you request to end the tenancy earlier than the end date specified in the tenancy agreement (or in accordance with any break clause), your landlord is not obligated to agree to this request. However, if the landlord does agree, they may require you to reimburse them for any financial losses incurred as a result. This could include, but is not limited to, the equivalent of the letting fee already paid by your landlord to us, calculated on a daily rate from the date you wish to end the tenancy until the date you are contractually able to do so.

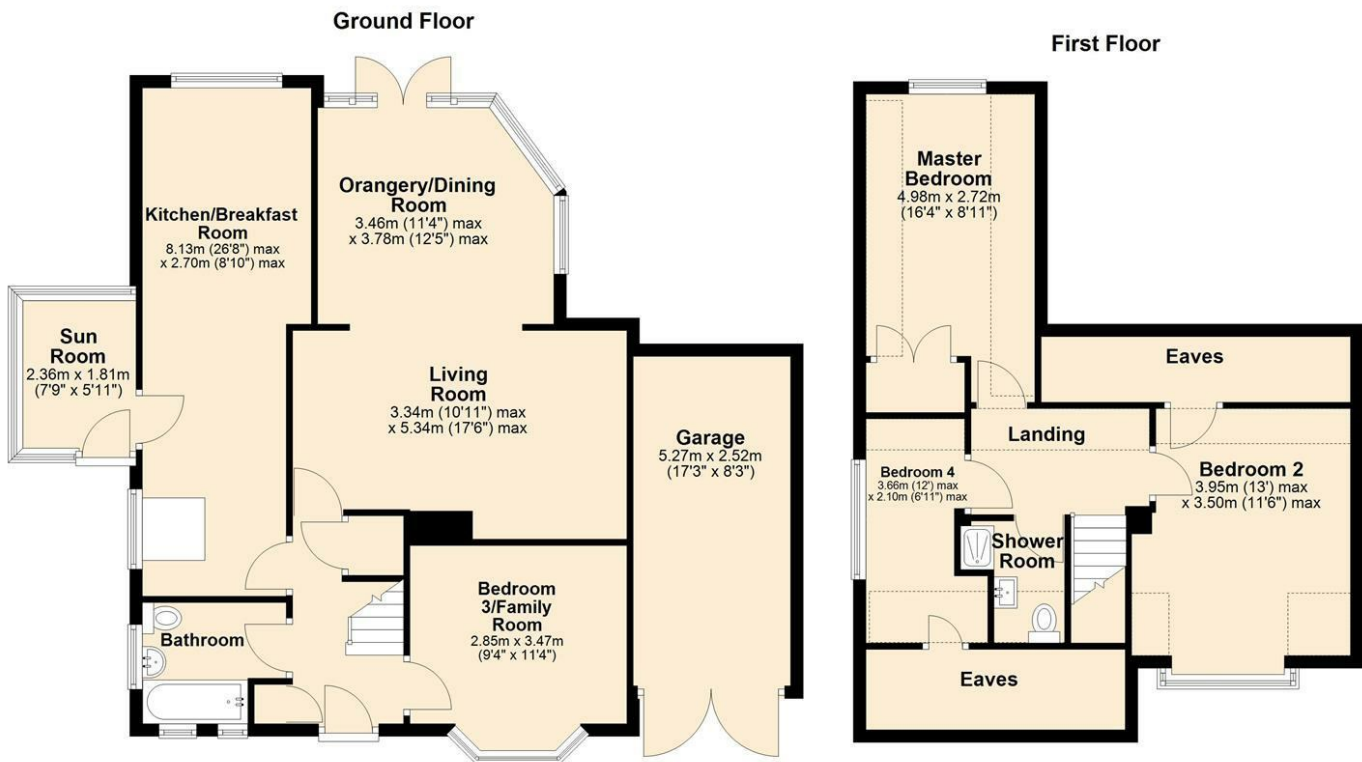
* This amount is paid once your offer for a property is accepted. It will be deducted from the total balance due at move-in, so you are not paying it twice. Please be aware that this deposit may be forfeited if you later withdraw your offer, if the tenancy does not proceed due to providing misleading or incorrect information, or if your credit references fail



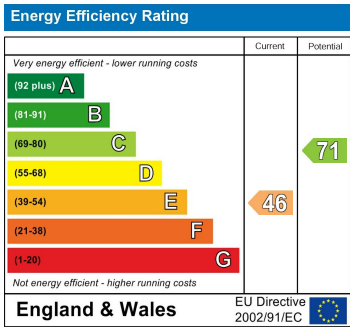




Floor plans



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



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