

SOWERBYS

Norfolk Property Specialists



Bowls End House

14 Melton Street, Melton Constable, Norfolk, NR24 2DB

£385,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



BOWLS END HOUSE

Tucked at the end of a classic row of period houses, sits Bowls End; a quintessential Victorian gem occupying a spacious corner plot. Extending to almost 1600 sq. ft., the impressive accommodation has been fastidiously renovated with a skilful and sympathetic eye and now offers stylish yet highly practical interiors.

A welcoming entrance hall is flanked by an elegant formal sitting room to one side and a modern open plan kitchen/dining room to the other. The kitchen is well balanced with a contemporary take on the ageless Shaker style topped with solid timber and a neat, tiled splashback. A central island offers room for a breakfast bar and provides the threshold to the dining and additional seating area to the front of the room, flooded with light from double doors leading to the raised terrace. A utility and cloakroom are off the kitchen and a handy study can be found at the eastern end of the home. The ground floor is completed by a generous and versatile ground floor bedroom with stylish shower room en-suite.

To the first floor, four further bedrooms can be found. A further bedroom with en-suite bathroom enjoys similar proportions to the downstairs room, whilst three further double bedrooms are well served by the lavish bathroom with free standing slipper bath and walk-in shower.

Outside, the picturesque corner plot features a pretty picket fence border encapsulating a spacious lawn interspersed with mature trees. Steps lead to the raised terrace looking directly south and enjoying open views over the old Bowling Green. Off road parking is available and secured by timber gates.



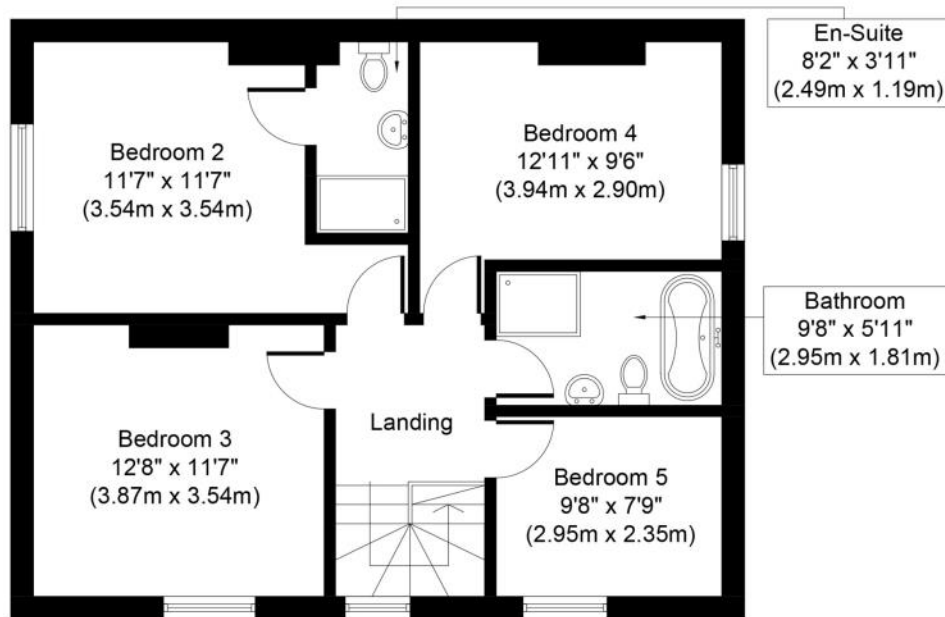
KEY FEATURES

- Extensively Renovated Period Property
- Over 1500 sq. ft. of Accommodation
- Immaculately Presented Throughout
- Five Spacious Bedrooms
- Wealth of Period Features
- Open Plan Living Options
- Versatile Study Wing
- Two En-Suite Shower Rooms
- Off Road Parking

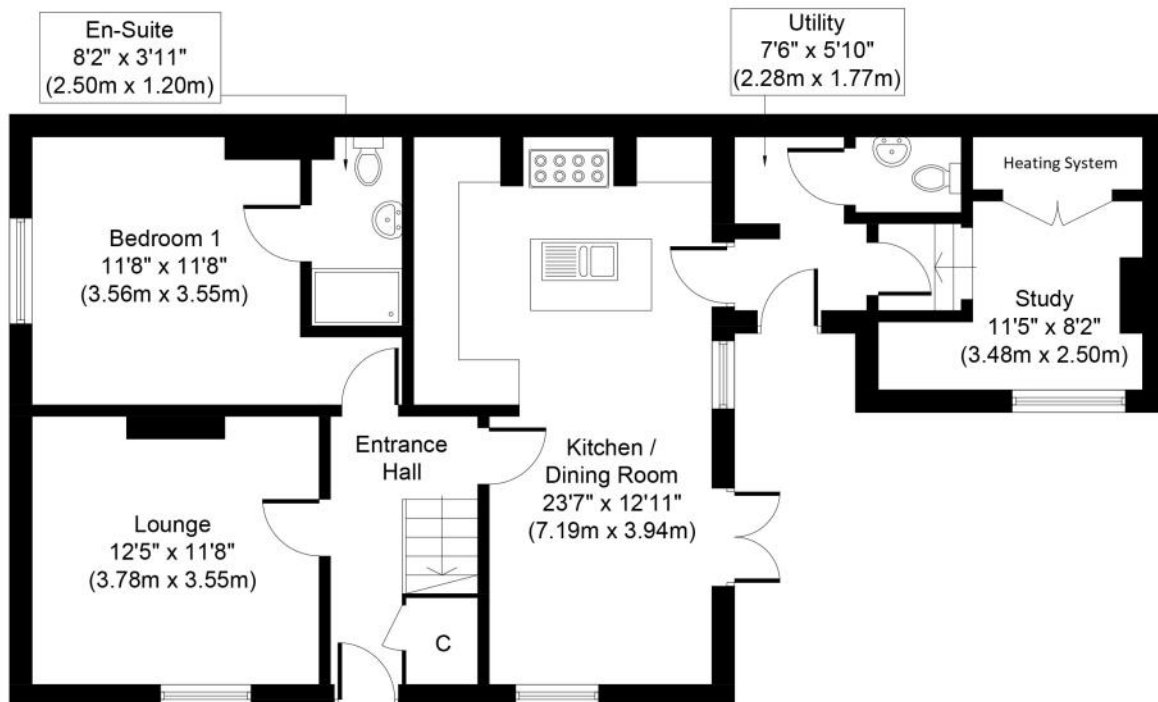








First Floor
Approximate Floor Area
703 Sq. ft.
(65.3 Sq. m.)



Ground Floor
Approximate Floor Area
883 Sq. ft.
(82.0 Sq. m.)

MELTON CONSTABLE

Melton Constable is a small village with local shops including an award winning butcher, a general store/post office, a bakery/coffee shop and a garage. The village also has a primary school and a doctors surgery. The village is between Holt and Fakenham. Melton Constable was developed in the 1880s as a railway village. It was at the junction of four railway routes crossing Norfolk, and features the robust brick built terraces typical of railway towns of that era. With the closing of the railways the village settled back into its rural and agricultural backdrop. It has two churches, one Norman with grandiose interiors and what has been described as 'the grandest C18 font in Norfolk.' The other is an interesting construction of corrugated iron built in 1903 for the new railway village and the railway workers. It's a fine piece of practical architecture and has passed the test of time.

SERVICES CONNECTED

Mains water, electricity and drainage. Newly installed air source central heating. Additionally the new owner can apply for the renewal heat incentive scheme.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. 4319-1024-7000-0885-9292.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Holt Office:

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