



Briston Road,
Melton Constable, Norfolk NR24 2AP

Asking Price Of £240,000

Property Features

- Four/Five Bed Mid-Terrace House
- Attic Conversion
- Oil Fired Central Heating
- Log Burner & Gas Fire
- Three Reception Rooms
- Modern Refitted Kitchen
- Partly Triple Glazed
- Vendors Have Found

Full Description

The Norfolk Agents are pleased to offer this fantastic family home on Briston Road. This spacious four/five bedroom terraced house is located in the popular and well-served village of Melton Constable. This would be a fantastic purchase for any young family who could look to make this a loving home for many years to come. We would like to make potential buyers aware that the vendors of this property have found their next purchase and therefore are highly motivated.

The accommodation comprises of open plan sitting room diner with bay window to the front, modern refitted kitchen, rear conservatory & downstairs WC.

On the first floor are three large main bedrooms with a smaller room which could be used as either an additional single bedroom or study. As well as the bedrooms, there is also an updated family bathroom with separate toilet.

The third floor the property has a converted attic space which would make a fantastic double bedroom option, or an additional recreational room. This dwelling is connected to mains drainage, electricity and water supply; oil-fired central heating to radiators and partly triple glazed UPVC windows at the front of the property, with further double glazing throughout.

Outside is a pathway with steps leading to the front door, and a small front courtyard area. The rear garden is fully enclosed and predominantly laid to slab with flower bedding arrangements. Access to the rear of the property & garden comes via a passageway from the road with a gate on the fence at the rear of the garden. The garden also houses the oil tank & a wooden garden shed.



Melton Constable is a village within the local district of North Norfolk. The village has a range of local amenities including a butcher, a general store/post office, take-away food restaurant and a garage. The village also has a primary school and a doctor's surgery. The village is situated between the market towns of Holt (5 miles) and Fakenham (9 miles).

SITTING ROOM - A spacious main reception area with a large bay window to the front (measuring 2.1m x 1m), carpeted flooring and open plan via sliding doors leading into the dining room.

DINING ROOM - A fantastic additional living space with gas fire, window to the rear, carpeted flooring.

KITCHEN - A fully modern fitted kitchen with floor & wall units, window to the side with sink beneath. Engineered wood top flooring, leading through to the conservatory via UPVC patio doors.

CONSERVATORY - Fully double glazed, UPVC conservatory with polycarbonate sun roof.

BATHROOM - A modern, refitted family bathroom complete with bath, walk in shower & basin. The toilet is located in the adjacent room.

BEDROOM ONE - A large main bedroom with window to the front, radiator and fitted wardrobes.

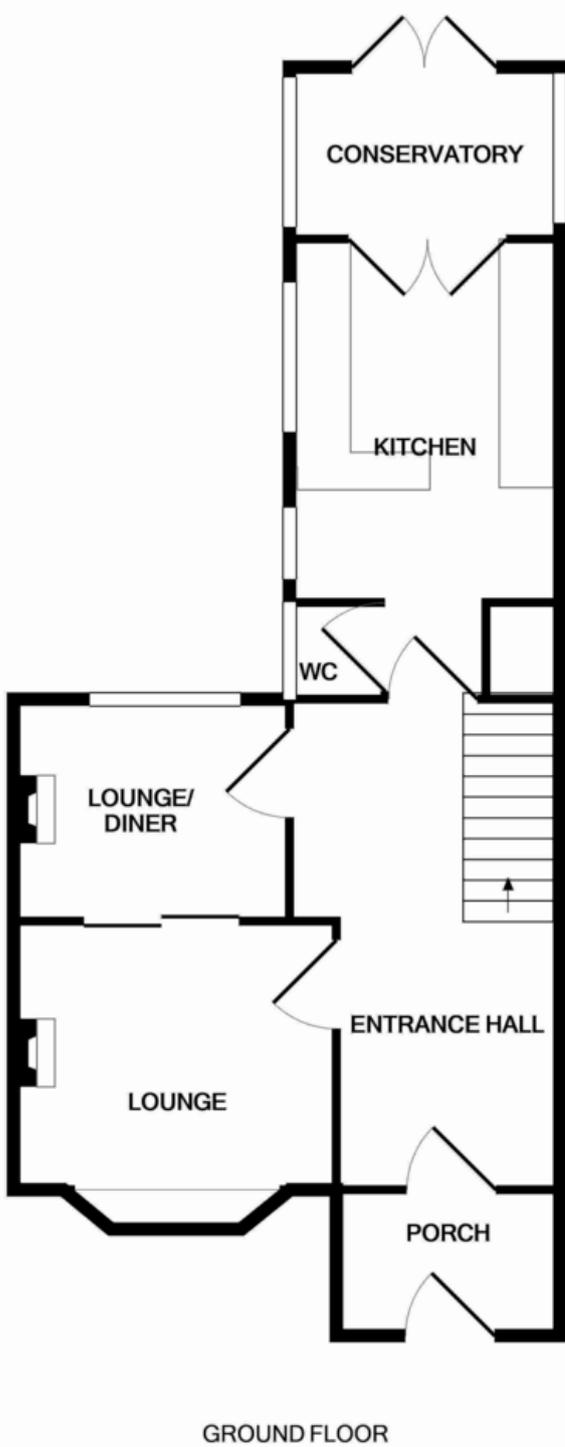
BEDROOM TWO - A large main bedroom with window to the rear, radiator and fitted wardrobes.

BEDROOM THREE - Another double bedroom towards the rear of the property with window overlooking the rear.

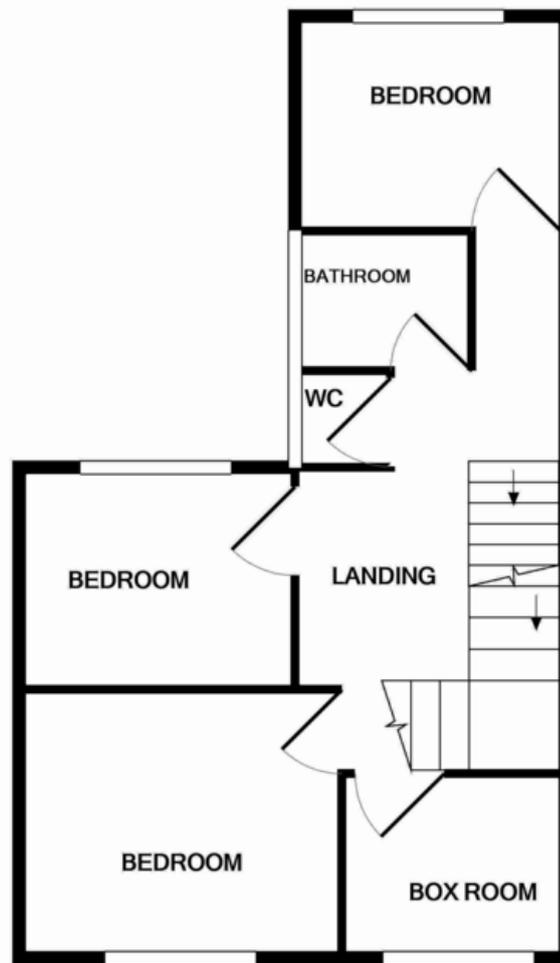
BEDROOM FOUR/BOX ROOM - A smaller bedroom/study with enough room for a single bed and side table.

CONVERTED ATTIC/BEDROOM FIVE - A fully converted attic with easily enough space for a double bedroom and furniture. Alternatively another large room which is currently extended storage space for the current owners.





GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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