



20 Kitchener Road, Melton Constable

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Independent Estate Agents

Pointens





**20 Kitchener Road, Melton Constable,  
Norfolk NR24 2BN**  
Holt 5 miles, North Norfolk Coast 7 miles  
Norwich 20 miles

Victorian terrace house with 2 reception rooms and 3 bedrooms pleasantly situated in a quiet road a short walk from the village centre and its amenities. Outside there is off street parking, a garage and front and rear gardens.

**GUIDE PRICE £225,000**



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## The Property

The property offered for sale is a Victorian terraced house situated in a quiet road just off the centre of the village. Generally in good condition, the property would now benefit from some updating and presently offers accommodation comprising a sitting room with an open fireplace housing a wood burner, a dining room, also with an open fireplace housing a wood burner, a kitchen with a range of hand made units, a rear lobby and a bathroom. On the first floor, a landing leads to three bedrooms. The property enjoys the benefit of gas fired central heating and UPVC sealed unit windows and doors. Outside, to the front of the house is an enclosed garden and to the rear there is a further enclosed garden area and a brick built garage. The property is being sold with no onward chain.

## Location

Melton Constable is a thriving village with excellent main road links and an extensive range of amenities to include a village shop, a renowned butchers, a garage and a primary school. Around 4 miles away is the market town of Holt which has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around 4 miles distant with Cley, Blakeney and Morston within easy reach. The city of Norwich is 20 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to various destinations via Schipol.

## Directions

Leave Holt via the Norwich Road. On the outskirts of the town turn right at the signpost for Hunworth and Quarry. Proceed through Hunworth and after around 2 miles you will enter Briston. At the crossroads turn right and after around 1 mile you will enter the centre of the village. Kitchener Road will then be found on the right hand side. No 20 will then also be on the right hand side.

## The Accommodation

The accommodation comprises: -

UPVC front door, leading to -

### Entrance Hall

Radiator and coat pegs.

### Sitting Room (12'4 x 10'5)

Red brick fireplace housing a wood burner. Fitted shelving. Radiator. Wooden flooring. Picture rail.

### Dining Room (14' x 13'2)

Open fireplace housing a wood burner. Pamment floor. Telephone point. Staircase to first floor.

### Kitchen (9' x 7')

Range of fitted hand made base units with working surfaces over. Inset electric oven, surface hob, re-circulating hood. Single drainer sink unit with mixer tap. Range of matching wall units. Radiator. Door to -

### UPVC Conservatory (9'6 x 5'9)

Radiator. Door to garden.

### Inner Lobby

Radiator.

### Bathroom

Panelled bath with shower screen and shower over. W.C., washbasin. Heated towel rail.

## First Floor

Landing, leading to -

### Bedroom One (14' x 12'1)

Period cast iron fireplace. Radiator.

### Bedroom Two (14' x 10'6)

Period cast iron fireplace. Double wardrobe housing a wall mounted boiler for central heating and domestic hot water. Fitted cupboard.

### Bedroom Three (9' x 6'10)

Radiator

### Curtilage

To the front of the property is a front garden which is mostly laid to lawn together with a concrete path and inset shrubs, all enclosed by low walling. To the rear of the house there are wrought iron gates leading to a driveway that provides off street parking. This in turn leads to brick built garage (17' x 9'5) with up and over door, personal door, electric power and light and plumbing for an automatic washing machine. There is also a paved rear courtyard.

### General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage are connected. The central heating is presently run by free standing gas bottles.

**Council Tax Band:** A (£1423.54—2023/24)

**EPC Rating :** to be confirmed

**Local Authority:** North Norfolk District Council, 01263 513811.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

**Agents Note:** Intending purchasrs will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**Ref:** H313098.

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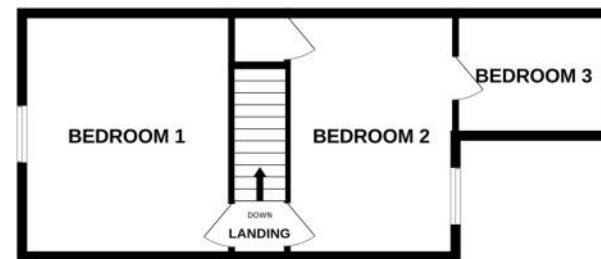
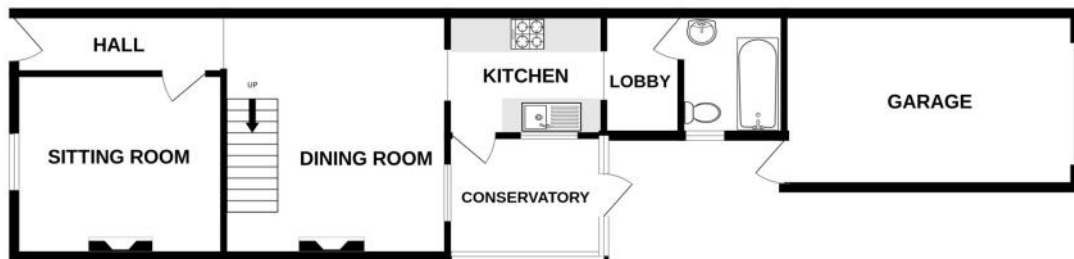
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GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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