



4 Briston Road, Melton Constable

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Independent Estate Agents

Pointens





**4 Briston Road, Melton Constable,**

**Norfolk NR24 2DA**

Holt 5 miles, North Norfolk Coast 7 miles

Norwich 20 miles

Spacious 4 bedroom semi-detached house situated just off the centre of this popular North Norfolk village and with easy walking distance of the village amenities. The property has a pleasant garden, off street parking, a garage and an A1 retail shop unit which could be used as a studio or workshop.

**GUIDE PRICE £350,000**



## The Property

An unusually rare opportunity to acquire a spacious Victorian semi detached 4 bedroom house which, unusually has an A1 retail shop within its boundaries. The accommodation comprises an entrance hall, a dining room with an open fireplace, a sitting room, kitchen, study, a good size dry cellar and a bathroom on the ground floor. A first floor landing leads to four bedrooms and a family shower room. The property also has the benefit of oil fired central heating. Outside, wooden gates lead to off street parking and an enclosed rear garden together with a garage and a detached wooden shop unit which currently has A1 retail planning permission. This could also be used as a studio or workshop.

## 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, a primary school and doctors surgery. Around 5 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 8 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 Melton Constable. Proceed through the village and number 4 Briston Road will be found on your left hand side just before leaving the village, identified by a Pointens for sale board.

## The Accommodation

The accommodation comprises: -

Front door, leading to

### Entrance Hall

Staircase to first floor. Coat pegs, radiator, under stair cupboard.

### Dining Room (14'6 x 13')

Open fireplace housing a wood burning stove with a pamment hearth, radiator. Picture rail.

### Sitting Room (21' x 19')

Two radiator, door to stairs leading down to -

### Dry Cellar (26'8 x 21')

This has electric, power and light, two radiators. Two windows. A pedestrian door leads to the main street.

### Kitchen (12'2 x 8'7)

Range of fitted base units with work surfaces over. Inset single drainer sink with mixer tap. Space and fittings for a gas or electric oven. Re-circulating hood. Range of matching wall units. Space for fridge freezer. Space and plumbing for a dishwasher. Radiator. Door to rear garden.

### Study (11'5 x 9'10)

Period cast iron fireplace, radiator. Fitted shelving.

### Bathroom

Panelled bath with Victorian style mixer tap and shower attachment. W.C. Pedestal washbasin. Radiator.

## First Floor

### Landing, leading to

#### Bedroom One (12' 7 x 9'10)

Radiator, two fitted shelved cupboards.

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

Radiator. Built in cupboard. Picture rail.

#### Bedroom Three (14' x 7'4)

Radiator. A loft hatch with a fold down ladder leads to boarded loft 22' x 13' with two electric strip lights.

#### Bedroom Four (13'2 x 8')

Radiator and picture rail.

## Shower Room

Tiled shower cubicle with fitted shower, W.C., pedestal washbasin, heated towel rail. Tiled walls.

## Curtilage

The property is approached from the public highway via a front yard. Double wooden gates leading to off street parking. There is also a garage (27' x 9') with double wooden doors, an inspection pit and two personnel doors. There are fully enclosed gardens to the rear of the property which are laid to lawn together with a patio area and various inset flower and shrub beds. There is a modern plastic oil tank, two small storage outhouses and a brick and tile utility room (15'5 x 7'4) with a pamment floor, electric power and light, fitted worktop, plumbing for automatic washing machine and an oil fired boiler for central heating and domestic hot water. Also attached to the property is a detached wooden constructed shop unit which currently has A1 retail planning permission (23' x 15') and is equipped with electric power, light, a fitted alarm and two doors. This could also be used as a studio or workshop.

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## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage are connected.

**Council Tax Band:** C Retail shop: Banded separately.

**EPC Rating :** E.

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

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

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

**Ref:** H313180.

## Important notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

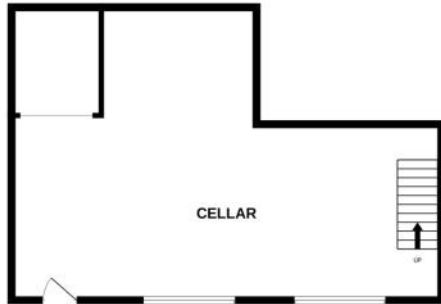
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

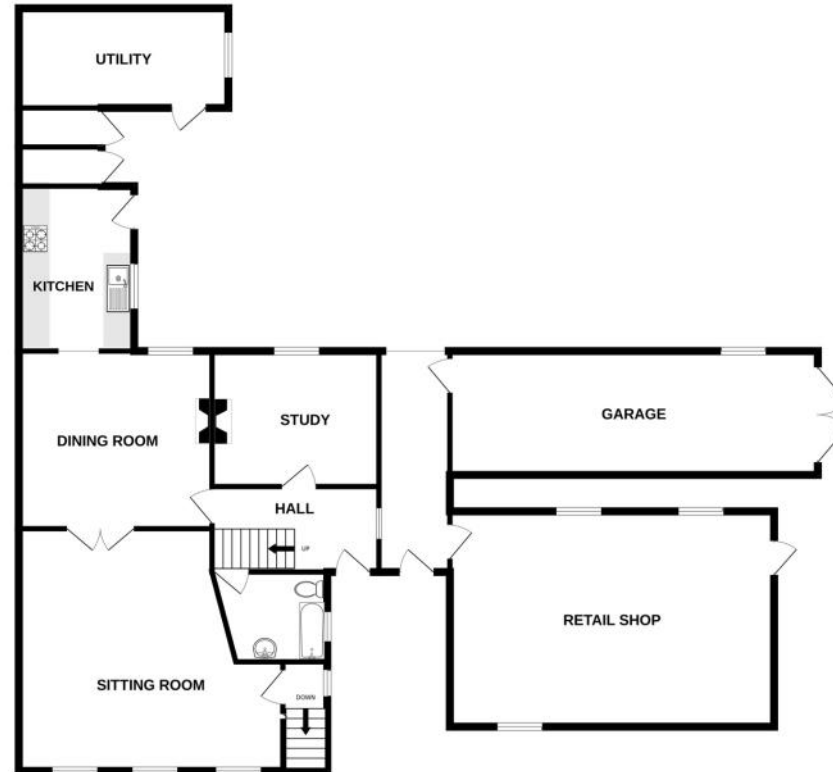
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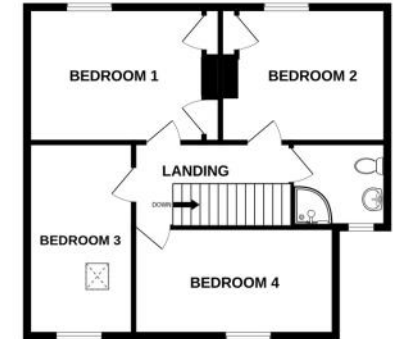
BASEMENT  
564 sq.ft. (52.4 sq.m.) approx.



GROUND FLOOR  
1713 sq.ft. (159.2 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 2881 sq.ft. (267.6 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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