



10 Grove Road, MELTON CONSTABLE NR24 2DE.

Offers sought in the region of
£200,000
FREEHOLD

South-East facing, mid-terraced House with well presented, centrally heated and double glazed accommodation.

The property comprises, on the Ground Floor; Sitting room, Dining room, Kitchen and Shower room.

On the First Floor is a Small Landing, Master Bedroom, Bedroom 2 and a 3rd Bedroom/Study off.

Outside is a small rear patio, an enclosed garden, and car parking space.

Located in a quiet position overlooking an area of Common Land, yet within easy walking distance of the Health Centre, Post Office, Co-op, Butchers and other village amenities.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.148 Holt & Cromer road, and at 5 miles (just after the filling station), turn right onto the B, as signposted. Follow the road into the village, and take the second turning on the right after the Butcher's shop, into Grove Road. The property is on the right, as marked by a for sale board.

Location: Melton Constable is a village located in the heart of North Norfolk, with a good range of facilities, including a Co-op shop, post office, an award winning butchers, fast food outlets, doctor's surgery, country club pub and the Astley Primary School. The nearby village of Briston offers a further butchers, a bakers, a deli, fishmongers, a public house and community centre. The village is 5 miles from the Georgian town of Holt, (home to the Gresham Public School), 9 miles from Fakenham Market Town, (with its National Hunt Racecourse), and is within easy reach of the stunning North Norfolk coast, noted for its fine sandy beaches, nature reserves, golf, sailing and other sporting facilities.

Services: Mains water, electric and drainage are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811. **Tax Band:** "A".



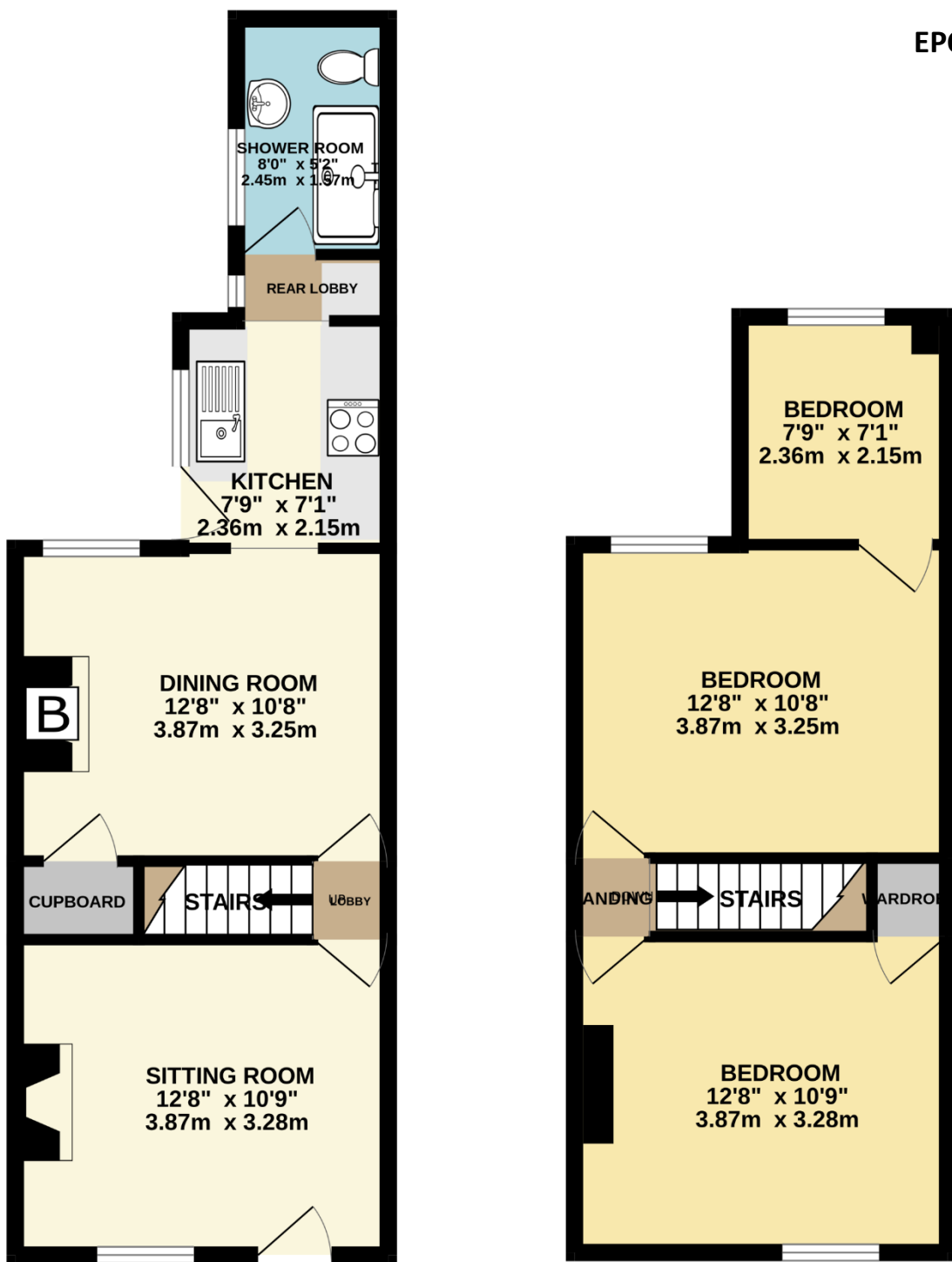
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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EPC: E



Ground Floor: New (2022) front door to

Sitting room: 12'8" x 10'9" (3.9m x 3.3m). Open cast iron fireplace with hearth and timber mantle shelf. TV point. Telephone point. Spot lights. Dimmer switch.

Inner Lobby:

Dining room: 12'8" x 10'9" (3.9m x 3.3m). Former fireplace with door, housing "Firebird" oil fired central heating boiler (new 2023). Understairs cupboard with fitted shelves. Spotlights. Dimmer switch.

Kitchen: 7'9" x 7'1" (2.4m x 2.2m). Stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and cupboards under. Further fitted work top with tiled splashback, and drawers and cupboards under. Built-in 4 ring electric hob unit, with oven under, and stainless steel extractor hood over. Matching range of wall mounted cupboard units. Spot lights. Dimmer switch. Half double glazed door to outside.

Rear Lobby: Fitted shelf with appliance space and plumbing for washing machine under.

Shower room: Fully tiled shower cubicle with glass screen. Hand basin with tiled splashback and pedestal mixer tap. Low level WC. Heated towel rail. Extractor fan.

First Floor:

Small Landing:

Bedroom 1: 12'8" x 10'9" (3.9m x 3.3m). Built-in wardrobe cupboard. Spotlights. Dimmer switch.

Bedroom 2: 12'8" x 10'8" (3.9m x 3.3m). Spotlights. Dimmer switch. Through to;

Bedroom 3/Study: 7'9" x 7'1"m (2.4m x 2.2m). Spotlights.

Outside: To the front of the property is a small, enclosed, South-East facing sitting out area. Immediately to the rear is a small patio area, and beyond, a small garden area with timber and felt roofed Store. A gate at the end of the garden leads to a Car Parking Space with shared access around the rear and side of the terrace, and returning to Grove Road and Colville Road.



View from front door