



55 Briston Road, Melton Constable
Guide Price £200,000

BELTON DUFFEY

55 BRISTON ROAD, MELTON CONSTABLE, NORFOLK, NR24 2AP

Spacious character home in sought after village offering tremendous potential for cosmetic improvement and further benefitting from cottage gardens and off road parking.

DESCRIPTION

Situated in the popular and amenity rich village of Melton Constable, this attractive centre terrace property of character offers very spacious extended accommodation and a rarely available opportunity to improve to personal taste and specification.

The accommodation includes sitting room with feature central fireplace with wood burning stove, dining room, study, fitted kitchen, lobby, utility room and re-fitted ground floor bathroom, while on the first floor there are three spacious bedrooms. Other benefits include pretty cottage gardens to front and rear, Calor gas central heating and off road parking for one vehicle accessed via a lane to the rear of the terrace.

55 Briston Road is offered chain free with full vacant possession and does require some cosmetic attention offering a rarely available opportunity to stamp your own identity on this property of huge potential.



SITUATION

Melton Constable and adjoining Briston are situated in a popular thriving part of north Norfolk with a regular bus service providing access to Holt, Norwich, Fakenham and King's Lynn. The villages have a range of amenities including a general store/post office, celebrated butcher, bakery, bistro, public house and a garage and there is also a primary school and a doctor's surgery.

The pretty Georgian town of Holt is approximately 3 miles away and offers a further range of facilities including a primary school and the renowned Gresham's public schools. The North Norfolk Coast is nearby with Blakeney and Sheringham within easy driving distance. The Cathedral City of Norwich, and regional centre of East Anglia, is approximately 20 miles away with its rail service to London Liverpool Street and international hub airport.

SITTING ROOM

4.08m x 3.68m (13' 5" x 12' 1")

Covered storm porch with external courtesy lighting, panelled front door with ornate glazing, multi-pane window to front, feature central fireplace with cast iron solid fuel burner and tiled hearth, radiator, 2 wall light points, dado rail, door to;

DINING ROOM

4.08m x 3.62m (13' 5" x 11' 11")

Staircase to first floor, fireplace with cast iron solid fuel burner and tiled hearth, radiator, coved ceiling.

STUDY

3.02m x 1.50m (9' 11" x 4' 11")

Twin Velux windows, tiled flooring, radiator, ceiling recessed downlighters, spotlights, shelved recess.

KITCHEN

3.34m x 2.42m (10' 11" x 7' 11")

A recently re-fitted kitchen in attractive hand painted shaker styling featuring an extensive range of floor standing storage units with worksurfaces over, stainless steel sink unit with swivel mixer tap, pine panelled upstands, 4 ring hob with extractor over, fitted oven and microwave, fitted fridge and freezer, tiled flooring, pine shelving, ceiling recessed downlighters.

REAR LOBBY

Deep storage cupboard, tiled flooring, doors to bathroom and utility room.



UTILITY ROOM

3.20m x 1.50m (10' 6" x 4' 11")

Half glazed door to rear garden, Velux window, floor standing storage units, worksurface, sink unit, attractive tiling, space and plumbing for automatic washing machine, wall mounted Calor gas boiler, tiled flooring, radiator, ceiling recessed downlighters.

BATHROOM

3.10m x 2.42m (10' 2" x 7' 11")

Window to side, suite comprising panelled bath with shower over, pedestal wash basin and WC, full height tiling, tiled flooring, radiator, heated towel rail, ceiling recessed downlighters.

FIRST FLOOR LANDING

Lined cupboard, access to loft space, doors to;

BEDROOM 1

4.04m x 3.68m (13' 3" x 12' 1")

Twin windows to front, radiator, coved ceiling.

BEDROOM 2

3.34m x 2.40m (10' 11" x 7' 10")

Window to side, radiator, ceiling recessed downlighters, coved ceiling.

BEDROOM 3

3.34m x 2.40m (10' 11" x 7' 10")

Window to rear, radiator.

OUTSIDE

Retaining brick wall and gated access to pretty cottage style ornamental front garden with inset Flowering Cherry, mature shrubs and pathway to front door.

The attractive and enclosed rear garden is designed for low maintenance laid mainly to mature shrubs with tiled pathways and shrub borders. Large timber garden shed, covered log store and covered area housing Calor Gas bottles, secure fencing to boundaries and gated access to rear parking for one vehicle.

DIRECTIONS

Leave Fakenham on the A148 heading east towards Cromer for approximately 6 miles and turn right onto the B1354 signposted Melton Constable. Proceed into the village, down the hill, past the shops and #55 is on the left hand side, opposite the turning to the Doctor's surgery, as identified by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. LPG-fired central heating to radiators. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

TENURE

This property is for sale Freehold.

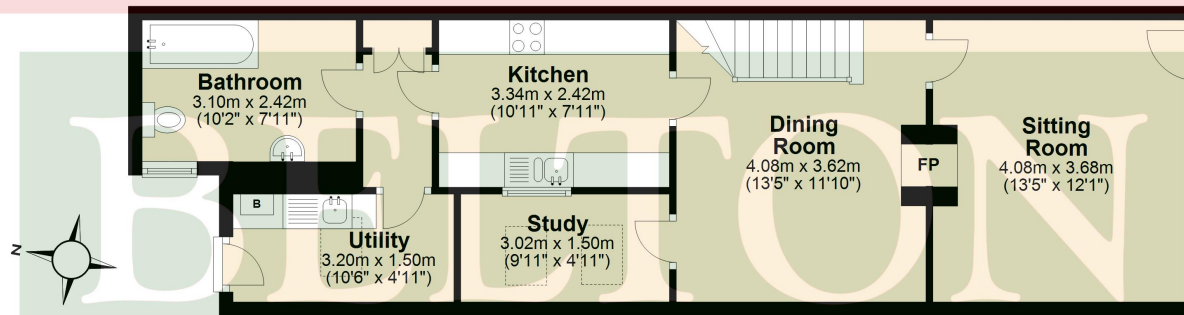
VIEWING

Strictly by appointment with the agent.



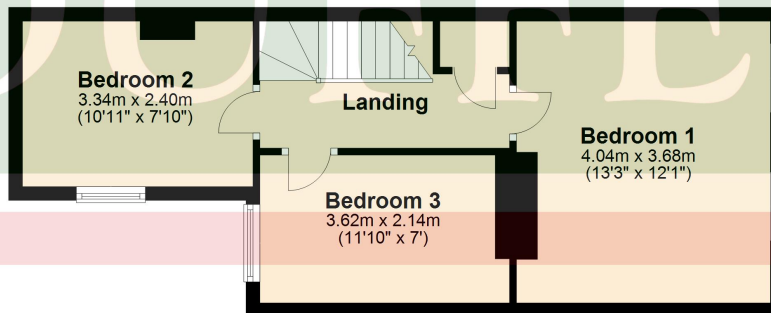
Ground Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 97.4 sq. metres (1048.0 sq. feet)





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