



44 Briston Road, Melton Constable

Guide Price £200,000 - £210,000

44 Briston Road

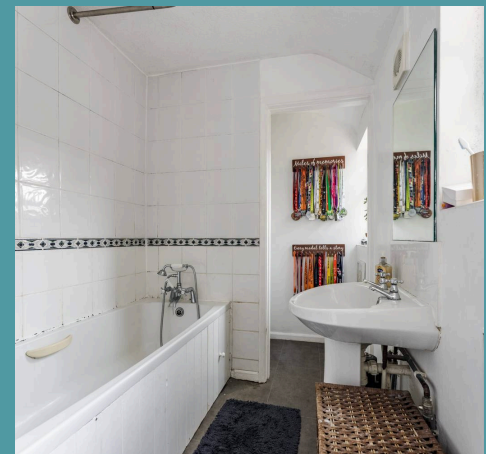
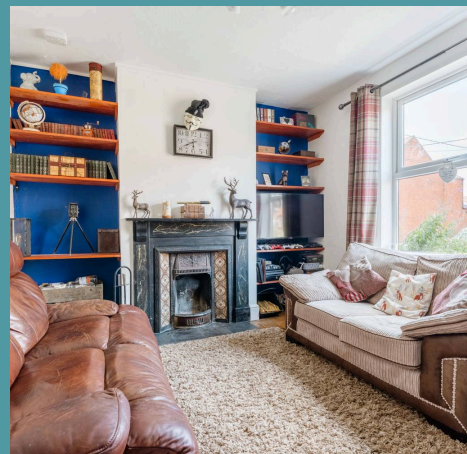
Melton Constable, Melton Constable

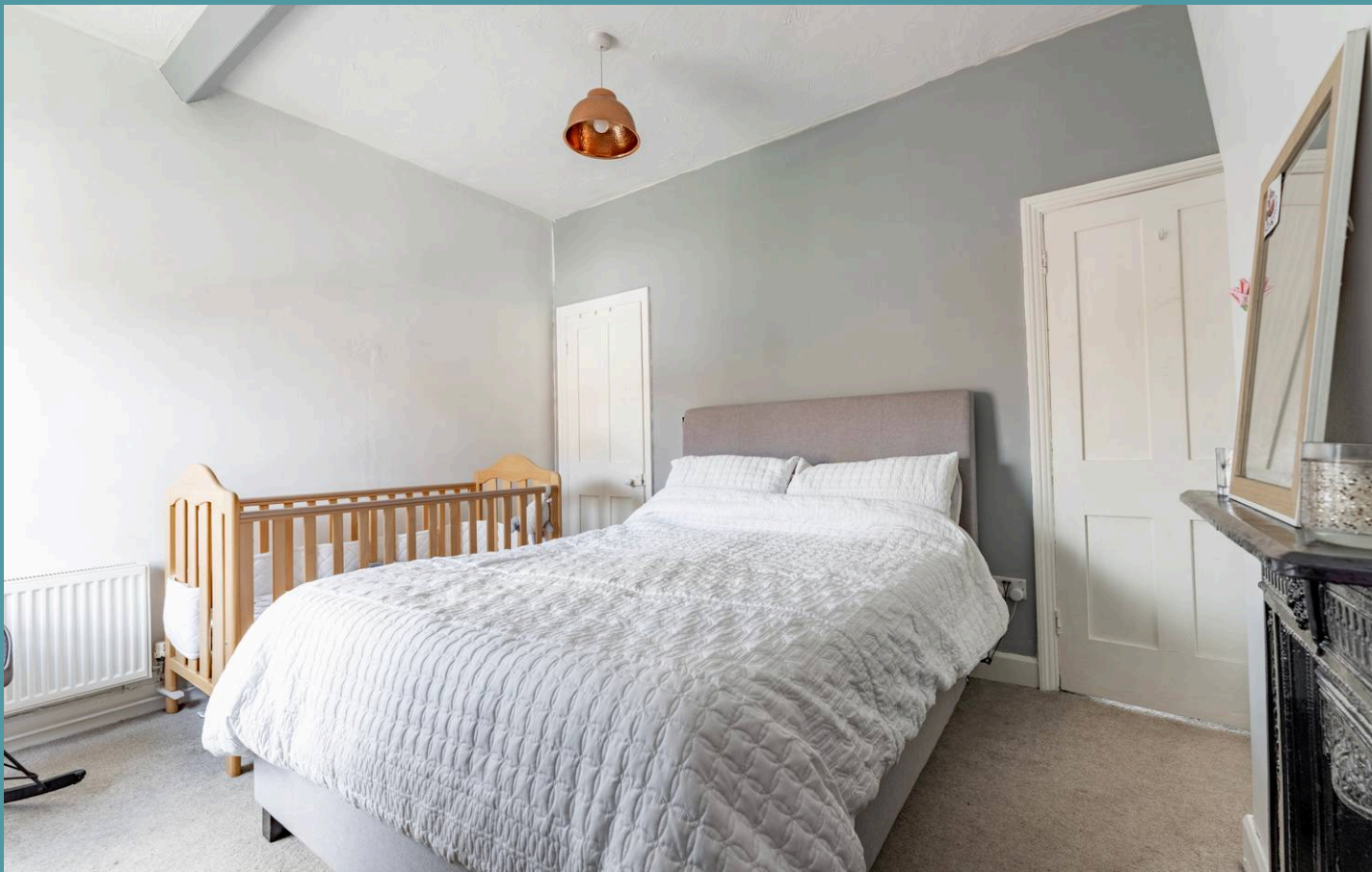
This charming Victorian cottage on Briston Road blends period features with tasteful updates, offering a welcoming and versatile home in the heart of Melton Constable. With two spacious reception rooms, a fitted kitchen, and two to three bedrooms, the layout suits both families and couples alike. Character elements such as fireplaces and exposed floorboards add warmth and personality throughout. The property benefits from a ground floor bathroom and a separate WC for added convenience. Outside, the rear garden offers potential for landscaping and possibly off-road parking, subject to the necessary permissions. Ideally located close to local amenities, the home also enjoys easy access to Holt, Fakenham, and the North Norfolk coast.

The Location

Briston Road is ideally located in the peaceful village of Melton Constable, offering a rural setting with easy access to nearby amenities. Just a short distance away, the village of Briston provides additional conveniences, including a local shop, post office, primary school, and a popular pub, ensuring that all daily needs are met. The nearby surgery also offers healthcare services, making it a convenient option for residents.

For those who enjoy outdoor pursuits, the surrounding countryside offers scenic walks and nature spots, while still being within easy reach of larger towns for further shopping and leisure options. Melton Constable's position in this peaceful part of Norfolk, combined with its proximity to Briston, makes it an ideal location for those seeking a balance of quiet village life with access to essential services and amenities.





44 Briston Road

Melton Constable, Melton Constable

Briston Road, Melton Constable

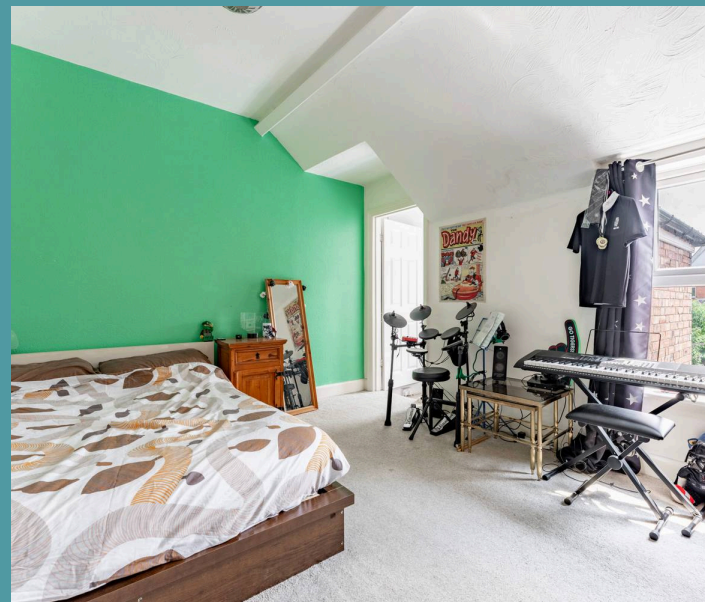
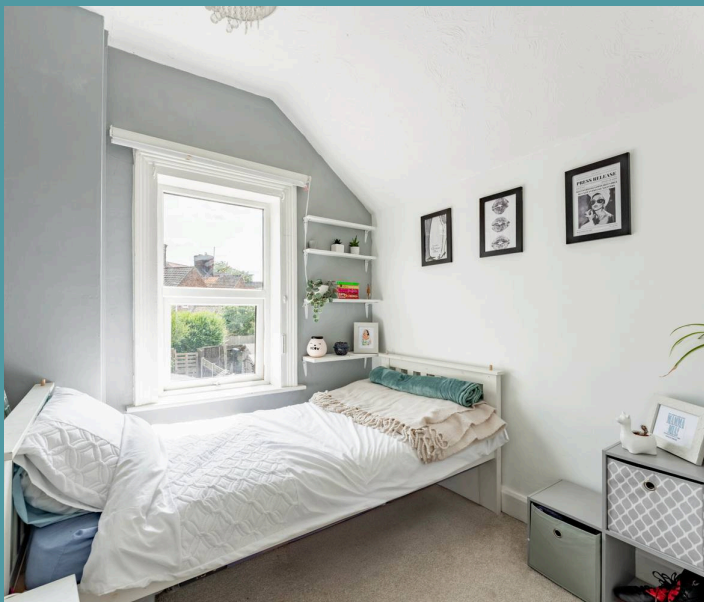
This attractive Victorian cottage offers a merge of character and modern style, nestled in the well-served village of Melton Constable. The property has been refreshed throughout over the years with neutral décor, carpets and updated kitchen cabinetry, providing a clean and inviting canvas ready for your personal style.

The ground floor comprises two spacious reception rooms – a cosy sitting room with exposed floorboards and an original-style fireplace, and a separate dining room with a second fireplace and storage cupboard. The kitchen opens up from the dining space via a charming archway and is fitted with a range of wall and base units.

A rear lobby is near to the bathroom and separate WC, featuring a panelled bath with shower over and sink.

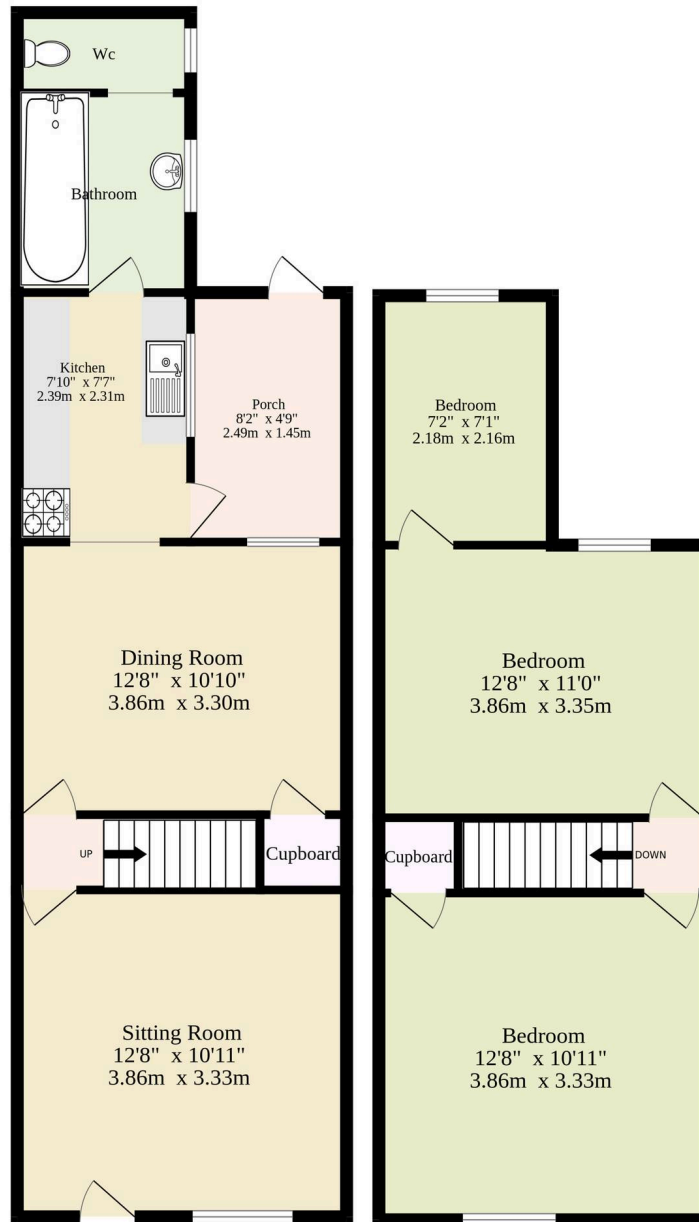
Upstairs, the landing provides access to two well-proportioned double bedrooms, both with attractive cast iron-style fireplaces. A smaller third bedroom, ideal as a home office or nursery, enjoys views over the rear garden.

Outside, steps lead up to a quaint front garden. The rear garden is currently undergoing work, with scope for future improvements and the possibility of creating off-road parking (subject to necessary consents).



Ground Floor
414 sq.ft. (38.5 sq.m.) approx.

1st Floor
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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.
Made with Metropix ©2025

