



10 Briston Road, Melton Constable

In Excess of £200,000

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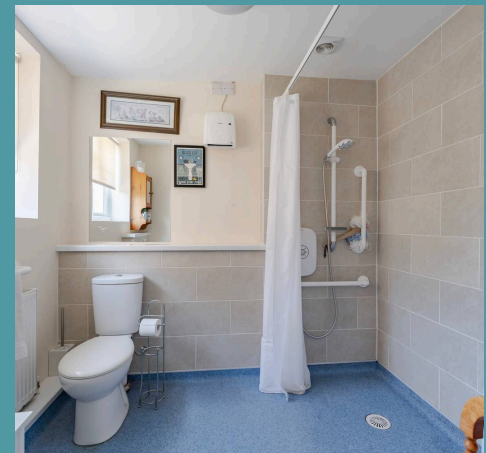
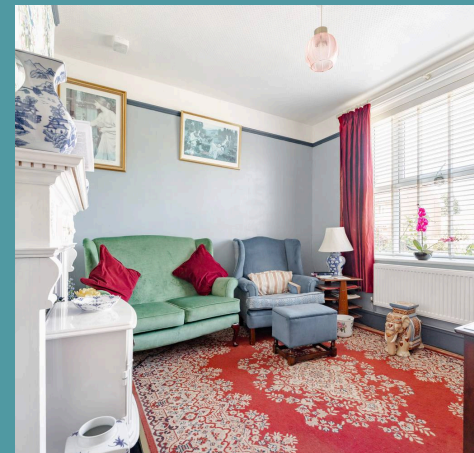
Melton Constable

Located in the charming little village of Melton Constable, this is your chance to acquire a lovely two-bedroom mid-terrace home, available with no onward chain. Packed with character and ideally situated for easy access to local amenities, this property is within reach of the scenic North Norfolk coast, making it suitable for a range of buyers.

Location

Melton Constable is a charming traditional railway village located in North Norfolk, renowned for its historical significance and peaceful rural setting. Often referred to as the “Jewel of the Norfolk Railway,” the village boasts a rich heritage with a Victorian station and scenic countryside that provides a tranquil backdrop for everyday living.

Despite its rural charm, Melton Constable offers convenient access to nearby towns and the picturesque North Norfolk coast, making it an attractive choice for those seeking a relaxed lifestyle with good transport links. Local amenities include shops, primary schools, and community facilities, while the surrounding countryside provides ample opportunities for outdoor activities, walking, and exploring the natural beauty of Norfolk.





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Inside, you are welcomed into a spacious lounge that benefits from plenty of natural light and a cosy atmosphere. Seamlessly connected, a separate reception room offers versatile space, perfect as a dining area, home office, or additional sitting room. From here, the space flows naturally into the modern kitchen, which features contemporary fittings and finishes and some built-in appliances. Adjacent to the kitchen is a convenient ground-floor shower room, enhancing practicality for everyday living. Ascending the stairs, you'll find three bedrooms, providing ample space for family, all off landing allowing for privacy in every room. A rare find for a mid-terrace.

To the rear, a low-maintenance courtyard garden offers a private outdoor space, complete with a storage shed for added convenience. The property also benefits from a designated parking space, ensuring easy access and parking.

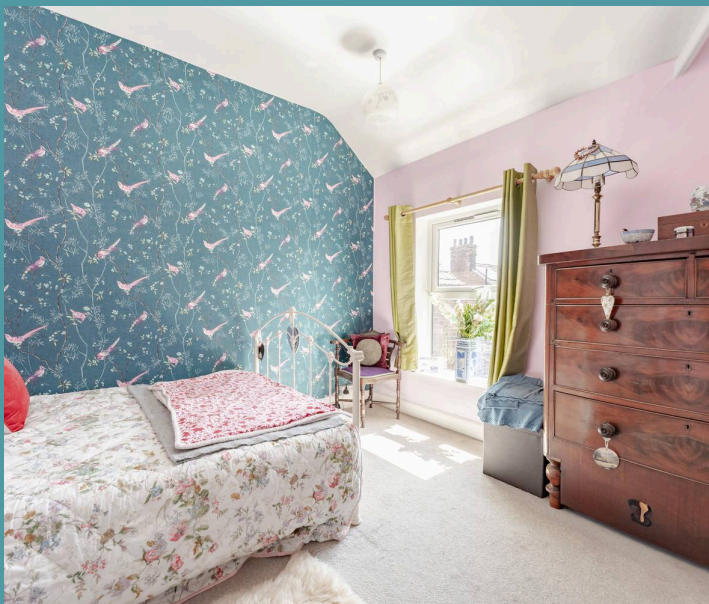
Located close to the village shop, post office, and primary school, this residence combines practical living with a close-knit community atmosphere. Whether you're seeking a comfortable home or a good investment.

Agents Note

Council tax band A

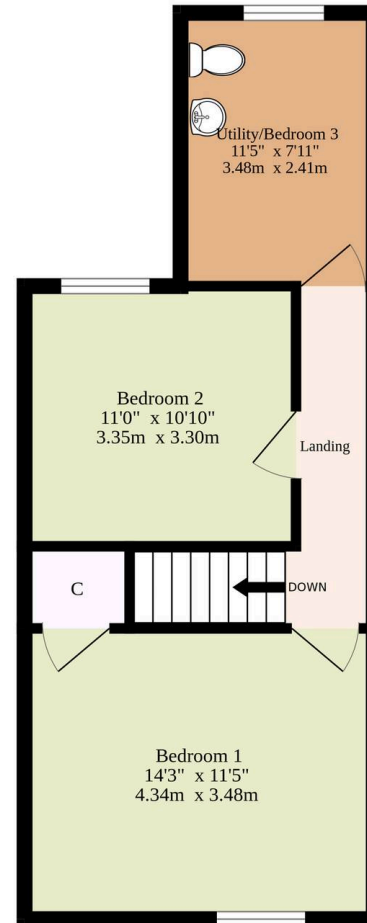
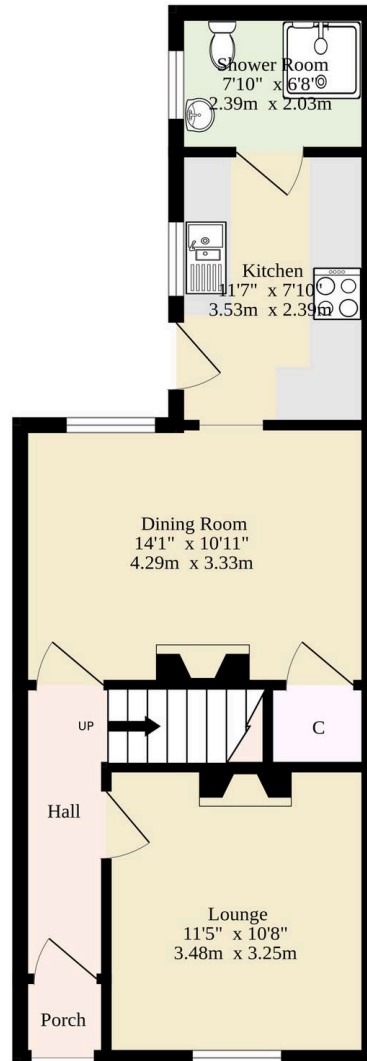
Mains water, electricity and drainage with electric heating throughout.

- Vendor found with no onward chain
- Terraced character property conveniently located for local amenities and access to the



Ground Floor
398 sq.ft. (37.0 sq.m.) approx.

1st Floor
357 sq.ft. (33.2 sq.m.) approx.



Sqft Excludes Porch, Hall And Landing

TOTAL FLOOR AREA : 755 sq.ft. (70.1 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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