



67 Briston Road, Melton Constable

Melton Constable



Minors & Brady

67 Briston Road

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Offering both style and practicality, this fully renovated mid-terrace house enjoys good road and transport links for travel across the county, making it ideal for modern living. Inside, the light-filled lounge features a brand new exposed brick fireplace with oak mantel, oak flooring, plantation shutters, and built-in shelving, while the newly fitted modern kitchen forms part of a bright open plan kitchen/diner with integrated appliances, bold splashback, and separate utility. A contemporary family bathroom completes the ground floor, with three generous bedrooms above, including two doubles, plus storage cupboards and a boarded loft. The newly landscaped rear garden provides a patio with a covered BBQ area and gated access to the driveway with off-road parking. Additional features include plantation shutters and full redecoration, enhancing the style and finish throughout. Just a short drive to Holt with its independent stores, cafés, and supermarkets, this home offers convenience and character in equal measure.

Location

Briston Road in Melton Constable places you within a traditional Norfolk village known for its historic railway heritage and rural charm. The village provides everyday amenities, including a local shop, post office, and pub, with the larger town of Holt just a short drive away, offering a wider range of independent stores, cafés, and supermarkets. The surrounding countryside invites outdoor pursuits such as walking and cycling, while the North Norfolk coast, with its sandy beaches and nature reserves, is easily accessible. Regular transport links and good road connections ensure convenience, making this a desirable base for both village life and exploring the wider area. Families benefit from nearby schools and community facilities, while those commuting further afield can reach Norwich and King's Lynn within reasonable driving distance.





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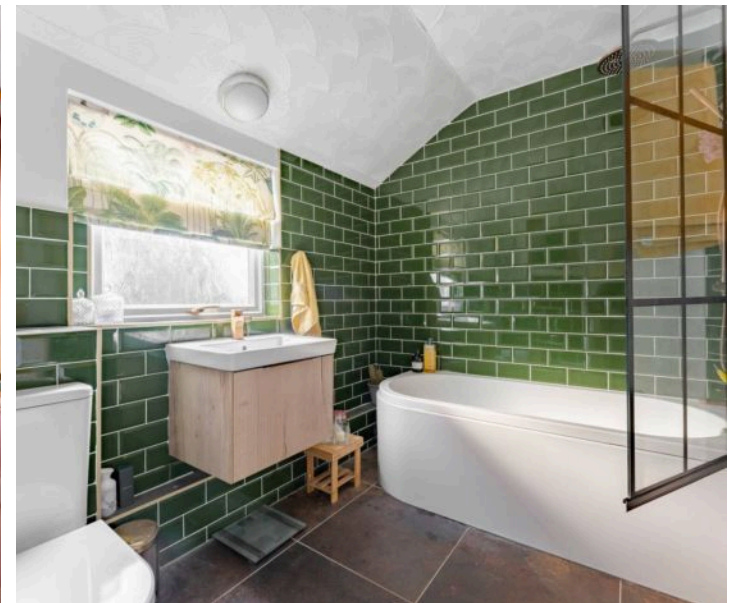
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Step inside this attractive mid-terraced cottage where the light-filled lounge sets a welcoming tone. A striking exposed brick fireplace with newly fitted wood-burning stove is framed by an oak mantel, creating a warm focal point. Natural light streams through the large front window with plantation shutters, highlighting the oak flooring underfoot. A patterned feature wall and decorative ceiling design draw the eye upwards, while built-in shelving to one side of the fireplace adds both charm and practicality.

Moving through, the layout opens into a fully renovated kitchen/diner, designed as a bright and sociable hub of the home. Here, modern fitted units are paired with light work surfaces and a bold geometric splashback that introduces colour and character. Open shelving provides display space, while a ceramic butler-style sink with brass fittings sits beneath the window, drawing in natural light. Integrated appliances, fitted oven and gas hob ensure everyday convenience, while a storage cupboard and wood-effect flooring throughout complete the space. A rear door leads into a lean-to, giving direct access to the garden, and from the kitchen you will also find a separate utility room with plumbing and workspace.

Completing the ground floor, the contemporary family bathroom showcases glossy green subway tiles from floor to ceiling, contrasted against a sleek white suite. A curved bathtub with overhead rainfall shower and screen adds practicality, complemented by a wall-mounted vanity with basin and mixer tap. Natural light filters through the frosted window, highlighting the tiled flooring and textured ceiling detail.



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Upstairs, the landing benefits from storage cupboards and a hatch to a boarded loft. There are three bedrooms in total: the master bedroom is a generous front-aspect double with built-in wardrobe, shutters and laminate flooring, the second bedroom is another good-sized double overlooking the garden, and the third is a spacious single, equally suited as a study or guest room.

Outside, the property offers both a manageable front garden and an enclosed rear garden designed for low-maintenance enjoyment. Shingled ground covering and stepping stones lead through the space, with planting areas and potted greenery adding natural colour. A dedicated seating terrace creates an ideal spot for dining outdoors, while a covered section at the rear provides sheltered storage. The newly landscaped layout also includes a patio and covered BBQ area, providing a practical and inviting setting for entertaining. A gate opens directly to the off-road parking area, ensuring easy access. Additional upgrades include a new oil tank, updated gas plumbing, and a new hot water system, offering reassurance and efficiency for the future.

Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Oil Central Heating

Council Tax Band- A



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Ground Floor
554 sq.ft. (51.5 sq.m.) approx.

1st Floor
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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