



**Horseshoe Common, Briston Melton Constable NR24 2HR**



**welcome to**

**Horseshoe Common, Briston Melton Constable**

An extended detached home situated in the popular village Briston. This property is a great family home with 3 reception rooms, 4 bedrooms & a completely self contained annexe, there is a mature & private garden & parking for a number of vehicles. Call now to book a viewing!



### **Kitchen Lounge / Diner**

24' x 13' 5" ( 7.32m x 4.09m )

Two radiators, TV point, stairs to the first floor and uPVC window to the side of the property.

### **Conservatory**

uPVC door and window to the side and uPVC window to the rear of the property.

### **Utility Room**

Washing machine, dish washer and space for fridge freezer.

### **Bedroom One**

19' 6" x 10' 5" ( 5.94m x 3.17m )

Built in wardrobe, TV point, radiator and uPVC window to the front of the property.

### **En Suite**

Suite comprising of bath, shower, WC, wash hand basin, radiator and uPVC window to the side of the property.

### **Bedroom Two**

13' 5" x 9' ( 4.09m x 2.74m )

Radiator, TV point and uPVC window to the front of the property.

### **Bedroom Three**

11' 6" x 8' 2" ( 3.51m x 2.49m )

Built in wardrobe, radiator and uPVC window to the front of the property.

### **Bedroom Four**

6' 6" x 6' 5" ( 1.98m x 1.96m )

Radiator and uPVC window to the side of the property.

### **Bathroom**

Suite comprising of Jacuzzi bath, shower over, fitted vanity units, WC, wash hand basin, fully tiled walls and uPVC window to the rear of the property.

### **Annexe Lounge**

11' 7" x 10' ( 3.53m x 3.05m )

TV point and radiator

### **Annexe Kitchen**

11' 2" x 7' 9" ( 3.40m x 2.36m )

Kitchen with wall and base units, oven electric hob, extractor, boiler and uPVC window to the side of the property.

### **Annexe Shower Room**

Shower cubicle, shower board, WC, wash hand basin, vanity unit, extractor and uPVC window to the side of the property.

### **Annexe Reception Room**

9' 4" x 6' 9" ( 2.84m x 2.06m )

Radiator, electric velux and sliding door to the front of the property.

### **Annexe Conservatory**

14' 1" x 11' 2" ( 4.29m x 3.40m )

Radiator and uPVC door to the side of the property.

### **Annexe Bedroom**

10' 9" x 10' 5" ( 3.28m x 3.17m )

Radiator, patio doors to reception room and uPVC window to the side of the property.

### **Annexe Sun Room**

11' 4" x 9' 5" ( 3.45m x 2.87m )

Radiator, electric windows and door to the side of the property.

### **Outside**

The property is situated on a generous plot which surrounds the property. The front of the property is approached by a shingle driveway providing off road parking for a number of vehicles.

The front garden is enclosed and is mainly laid to lawn with mature shrub and flowering borders.

The rear garden offers a high degree of privacy, it is fully enclosed and is landscaped to a high standard.

There is an array of mature shrubs, plants and trees, a summer house and patio seating area



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## Horseshoe Common, Briston Melton Constable

- GUIDE PRICE £475,000 - £500,000
- Self-contained annexe with three reception rooms
- Four bedrooms, master with en-suite
- Extended detached house
- Generous Driveway

Tenure: Freehold EPC Rating: E

guide price

**£475,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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