



32 Wellington Road, Briston Melton Constable NR24 2SE

welcome to

32 Wellington Road, Briston Melton Constable

A beautifully presented detached house offering flexible and spacious living accommodation. This property has five bedrooms, three reception rooms, three bathrooms, a double garage and ample off road parking! There is a well - stocked and established rear garden which offers a high degree of privacy



Entrance Hall

UPVC double glazed window to the front opening into the spacious entrance hall with stairs to the first floor landing, radiator and storage cupboard.

Cloakroom

WC, wash hand basin with tiled splashbacks, radiator and UPVC double glazed window to the side

Study

9' 4" x 8' 8" (2.84m x 2.64m)

UPVC double glazed window to the front, laminate flooring and radiator.

Lounge

21' 4" x 11' 7" (6.50m x 3.53m)

UPVC double glazed window to the front, two radiator, TV and telephone point. UPVC double glazed patio doors opening into the rear garden and feature fireplace.

Dining Room

11' 2" x 12' 5" (3.40m x 3.78m)

UPVC double glazed window to the rear and radiator.

Kitchen

12' 5" x 13' 3" (3.78m x 4.04m)

Fitted with a range of wall and base units with inset stainless steel sink and drainer with mixer taps and tiled splashbacks. Eye level electric oven, electric hob and cooker hood over. Space and plumbing for dishwasher, central heating boiler, UPVC double glazed window to the rear and door to:

Utility

Fitted with a range of base units, inset sink and drainer with tiled splashbacks, space and plumbing for washing machine and radiator. UPVC double glazed window to the rear and door leading into the garage and door opening into the garden.

Bedroom One

13' 8" x 13' 7" (4.17m x 4.14m)

UPVC double glazed window to the rear, TV and telephone point, built in wardrobe and radiator.

En-Suite

WC, wash hand basin, shower cubicle with tiled splashbacks, extractor and UPVC double glazed window to the front.

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)

UPVC double glazed window to the rear and radiator.

Bedroom Three

11' 7" x 9' 7" (3.53m x 2.92m)

UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom Four

12' 2" x 9' 8" (3.71m x 2.95m)

UPVC double glazed window to the rear, loft access, built in wardrobe and radiator.

Bedroom Five

8' 10" x 9' (2.69m x 2.74m)

UPVC double glazed window to the front and radiator.

Bathroom

WC, wash hand basin, bath with tiled splashbacks, shower cubicle with glass doors, extractor fan and UPVC double glazed window to the front.

Outside

The property is approached by the driveway which has parking for numerous vehicles and leads to the double garage. There is a front lawn, with shrubs and flower borders and access to the side gate. To the rear is an enclosed south facing garden with fenced and hedged boundaries for privacy and seclusion. There is a decked seating area which is surrounded by beautiful well-stocked flowering borders, lawn and a fish pond.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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welcome to

32 Wellington Road, Briston Melton Constable

- IMMACULATE DETACHED HOUSE
- FIVE BEDROOMS - MASTER WITH EN SUITE
- SOUTH FACING GARDEN
- DOUBLE GARAGE
- BEAUTIFULLY PRESENTED

Tenure: Freehold EPC Rating: C

offers over

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM107965 - 0004

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