









welcome to

Ambleside West End, Briston Melton Constable

a fantastic four bedroom detached family home that offers versatile and flexible accommodation throughout. Perfectly situated in the well served village of Briston. **VIEWING ESSENTIAL**













Entrance Hall

Radiator, door and uPVC window to front.

Cloakroom

WC and wash hand basin.

Lounge

17' 1" x 10' 1" (5.21m x 3.07m)

Electric fire, TV point, wall lights and uPVC window to the front.

Dining Room

10' x 9' (3.05m x 2.74m)

Radiator, tiled floor and uPVC window to the front.

Kitchen

11' 1" x 10' (3.38m x 3.05m)

Kitchen with wall and base units, double eye level oven, microwave, electric hob, extractor, space for fridge freezer and dishwasher, tiled floor and uPVC window to the rear.

Utility Room

8' 9" x 9' 7" (2.67m x 2.92m)

Wall and base units, airing cupboard, boiler, space for washing machine and uPVC window to the rear.

Conservatory

15' x 9' 1" (4.57m x 2.77m)

uPVC with tiled floor and double doors leading to outside seating area with mains lights and electric socket

Study / Bedroom 5

9' 9" x 10' 5" (2.97m x 3.17m)

Radiator, storage cupboard and uPVC window to the front.

Landing

Airing cupboard and loft access.

Bedroom One

16' 1" x 9' (4.90m x 2.74m)

Fitted wardrobes, Tv point, radiator and uPVC window to the front.

En Suite

8' 5" x 8' 9" (2.57m x 2.67m)

Suite comprising of shower unit, WC, wash hand basin, dressing area, extractor, radiator and velux window to the rear.

Bedroom Two

10' x 8' 1" + recess (3.05m x 2.46m + recess) Fitted wardrobes, radiator, TV point and uPVC window to the front.

Bedroom Three

10' 2" x 7' (3.10m x 2.13m)

Radiator, TV point and fitted wardrobes and uPVC window to the rear

Bedroom Four

10' x 6' 1" (3.05m x 1.85m)

Fitted wardrobes, radiator and uPVC window to the front.

Bathroom

5' 5" x 10' 6" (1.65m x 3.20m)

Suite comprising bath with separate shower, WC, wash hand basin, towel rail, extractor and uPVC window to the rear.

Summer House / Shed

Electric supply and joined veranda





welcome to

Ambleside West End, Briston Melton Constable

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- PRIVATE GARDEN WITH POTENTIAL TO PURCHASE EXTRA LAND
- FIELD VIEWS TO THE REAR
- WELL SERVED LOCATION

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£440,000

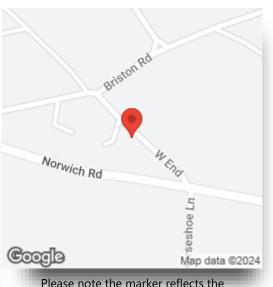


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No lebals are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must be relied upon fix on misspection(s). Powered by www.focalagent.com









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Property Ref: FKM107945 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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