



Ambleside West End, Briston Melton Constable NR24 2HY

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



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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 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). Powered by www.focalagent.com



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Property Ref:
FKM107945 - 0003

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