



Springfield, Gunthorpe Melton Constable NR24 2AH

welcome to

Springfield, Gunthorpe Melton Constable

A well presented 3-bedroom semi-detached family home in a peaceful North Norfolk village. Featuring lounge with fireplace, kitchen, dining room, 3 bedrooms, cloakroom, family bathroom, large rear garden with meadow views of the Gunthorpe Estate & ample off road parking, viewing is highly recommended.



Entrance Hall

Built in cupboard, stairs to the first floor and double glazed door to the front.

Lounge

14' 1" x 18' 2" (4.29m x 5.54m)

Open fireplace with a marble hearth, TV point, fitted cupboard and double glazed window to the front and rear.

Dining Room

9' 9" x 11' 9" (2.97m x 3.58m)

Radiator and double glazed window to the rear.

Kitchen / Diner

8' 4" x 15' 7" (2.54m x 4.75m)

Kitchen with wall and base units, space for free standing oven, butler sink with mixer tap, plumbing for washing machine and dishwasher, tiled floor and double glazed window to the front and rear.

Cloakroom

WC and double glazed window to the front.

Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m)

Fitted wardrobe, airing cupboard and double glazed window to the rear.

Bedroom Two

11' x 11' 6" (3.35m x 3.51m)

Fitted wardrobe and double glazed window to the rear.

Bedroom Three

9' 9" x 7' (2.97m x 2.13m)

Fitted wardrobe and double glazed window to the front.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, tiled walls, towel rail and double glazed window to the front.

Agents Note

Section 157 North Norfolk restriction - the buyer of the property has to have lived or worked in the area for a period of three years before applying to buy the property.



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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Springfield, Gunthorpe Melton Constable

- Three bedrooms
- Semi detached family home
- Ample off road parking
- Large rear garden
- Meadow views

Tenure: Freehold EPC Rating: E

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108372 - 0006

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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