



The Street, Swanton Novers Melton Constable NR24 2QZ

welcome to

The Street, Swanton Novers Melton Constable

A large family home with accommodation comprising entrance lobby, sitting room, garden room, kitchen/diner, utility, inner hall, shower room, downstairs bedroom, office, landing, large master bedroom, two further bedrooms & bathroom. The annex comprises sitting room/kitchen & en suite bathroom.



Accommodation Comprises;

Newly installed Part Double Glazed front door that leads onto;

Entrance Porch

4' 5" x 4' 3" (1.35m x 1.30m)

Built in wardrobe, recessed lighting, cardine floor, with a multi pane glass door leading to;

Kitchen

18' 2" x 12' 4" max (5.54m x 3.76m max)

Double glazed window with views over the front garden, recessed ceiling lights, coved ceiling, a stunning bespoke fitted kitchen by 'Simply Kitchens' incorporating an extensive matching range of wall and base units and central breakfast bar, granite worksurfaces, splash backs and window sills.

Integrated appliances including dishwasher, four oven oil fired aga, with tiled surrounds and inserted lights, electric oven and hobs, Amtico flooring, space for large American style fridge.

Sitting/Dining/Garden Room

39' 3" x 14' 4" max (11.96m x 4.37m max)

Double aspect with double glazed window overlooking the front garden. Recessed ceiling lights, coved ceiling. A feature open fireplace with brick inserted panels and a light stone hearth, fitted with a cast iron woodburner which is a multi stove burner and back boiler. Triple aspect garden room windows and door to rear overlooking back garden.

Utility Room

10' 8" x 5' 3" (3.25m x 1.60m)

Newly installed composite stable door to rear garden. A range of matching wall and base units with a granite effect worksurface and cardine flooring. Space and plumbing for washing machine and tumble dryer. Granite windowsill with clear window to carport.

Hallway

Coved ceiling and downlights, airing cupboard storing a mega flow pressurised water tank.

Family Shower Room

Fully tiled with mosaic inlay, recessed ceramic lights, ceramic tiled flooring. New electric ladder radiator. Bespoke large family shower with rainfall shower head and handheld mixer, built in low level toilet and sink with storage under.

Pantry

13' x 3' 2" (3.96m x 0.97m)

Cool dry store with downlights and power

Bedroom 1/ Playroom

9' 6" x 8' 3" (2.90m x 2.51m)

Pendant light, one wall mounted radiator, coved ceiling and multi paned window overlooking the rear garden.

Bedroom 2 / Large Office

11' 8" x 10' max (3.56m x 3.05m max)

With wood style flooring, wall mounted radiator, downlighting, coved ceiling and newly installed double glazed French doors leading out to the rear garden.

First Floor Landing

Velux window, recessed light, half panelled walling.

Bedroom 4

12' x 9' 10" (3.66m x 3.00m)

Fitted wall light, radiator, coved ceiling, multi paned window overlooking the front garden.

Bedroom 3

12' x 9' 7" (3.66m x 2.92m)

Multi paned window overlooking the front garden, coved ceiling, pendant light and wall mounted radiator.

Master Bedroom Dressing Area

11' 6" x 7' 2" (3.51m x 2.18m)

Two double built in wardrobes, wall lights, wall mounted radiator and a velux window restricted to head height with built in cupboard which is dressing area. Wood effect flooring. Leading on to.....

Master Bedroom

29' 4" x 15' 5" max (8.94m x 4.70m max)

A stunning and quite unique bedroom with triple aspect, restricted head height in some areas. Double glazed windows, wood flooring, wall mounted radiator and uplifted stage area for television. Vaulted doorway leading over garage/family room to storage area.

Family Bathroom

Fully tiled in a two tone effect with mosaic inlay. Consisting of a three piece suite including a corner bath with mixer, freestanding low level wc, velux window, stainless steel ladder radiator, extractor fan and down lighting.

The Annex

Kitchen/sitting Room

26' x 11' (7.92m x 3.35m)

With a fully fitted kitchen with tiled fitted flooring, base units, electric oven and hob, granite effect worktops, stainless steel sink with swan mixer. The oil fired boiler for the property is installed here. Coved ceiling with plenty of downlights, wood flooring. Electrics fully upgraded in 2017.

Double Bedroom

11' 2" x 11' 2" (3.40m x 3.40m)

Radiator, double glazed window to side.

En Suite Shower Room

Opaque window, fully tiled, recessed ceiling lights. Wall mounted shower, low level wc and stand alone sink.

Outside

There is a well established front garden, a driveway for many cars and an incorporated carport for 2 cars.

Rear garden. To the rear is a garden with brick patio area, very large ornate shed, which is currently used for storage, but could be used for a barbecue area. Workshop with power, double kennel, potting shed. Further garden to rear with 2 mature apple trees.



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welcome to

The Street, Swanton Novers Melton Constable

- Highly Versatile Property
- Stunning Master Bedroom
- Four Further Bedrooms
- Detached Self Contained Annexe
- Mature Sunny Gardens

Tenure: Freehold EPC Rating: D

£625,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
HOL106021 - 0008

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