



Garden Close, Briston Melton Constable NR24 2SF

welcome to

Garden Close, Briston Melton Constable

A comfortable 4 bedroom family home with accommodation comprising entrance hall, cloakroom, study, sitting room, dining room, kitchen, utility, landing, 4 bedrooms (master en suite) and family bathroom.



Entrance Door To; Entrance Hall

Staircase, radiator.

Cloakroom

Wc, wash basin, double glazed window to front, radiator.

Study

8' 8" x 7' + door recess (2.64m x 2.13m + door recess)
Double glazed window to front, radiator.

Sitting Room

19' x 11' (5.79m x 3.35m)
Woodburner, double glazed window to front, radiator, double doors to;

Conservatory Dining Room

12' x 10' (3.66m x 3.05m)
Radiator, double glazed window to rear, open plan to;

Kitchen

10' 7" x 9' 7" (3.23m x 2.92m)
Wall and base units, rolled edge worktops, sink, worksurfaces, double glazed window to rear, built in oev, gas hob and hood. Recess for dishwasher.

Utility

6' x 5' 9" (1.83m x 1.75m)
Radiator, door to side, stainless steel sink, wall mounted boiler, tiled floor.

Landing

Airing cupboard housing water tank.

Bedroom 1

12' 9" x 12' 9" (3.89m x 3.89m)
Built in wardrobe, double glazed window to rear, radiator.

En Suite

Shower cubicle, wc, pedestal wash basin, radiator, shaver point, double glazed window to rear,

extractor.

Bedroom 2

8' 8" x 8' 1" + door recess (2.64m x 2.46m + door recess)
Double glazed window to rear, radiator.

Bedroom 3

11' 4" x 10' 3" + door recess (3.45m x 3.12m + door recess)
Double glazed window to front, radiator, built in wardrobe, loft hatch.

Bedroom 4

9' 7" + door recess x 9' 6" (2.92m + door recess x 2.90m)
Bath with tiled side, shower handset & screen, wc, wash basin, radiator, double glazed window to front, extractor.

Outside

Lanwed gardens to the front, side and rear. Driveway to GARAGE. Views over a small green at the front.



check out more properties at williamhbrown.co.uk



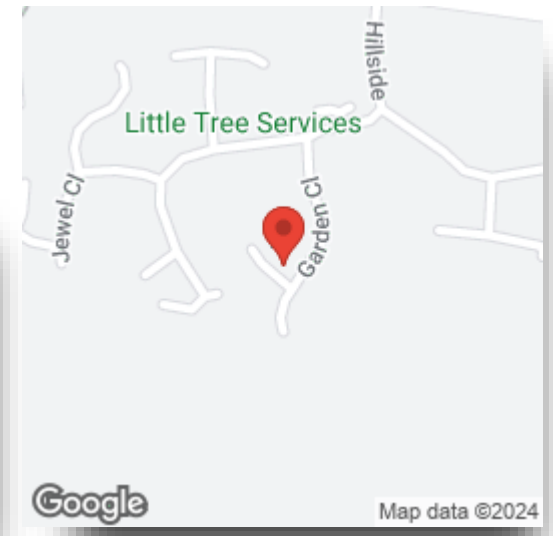
welcome to

Garden Close, Briston Melton Constable

- Sitting & Dining Rooms
- Cloakroom & Utility
- Study
- Glass Roofed Conservatory
- Driveway & garage

Tenure: Freehold EPC Rating: Awaited

£400,000



check out more properties at williambrown.co.uk

Please note the marker reflects the postcode not the actual property



Property Ref:
HOL106223 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01263 713343



Holt@williambrown.co.uk



The Old Fire Station, Chapel Yard, Albert Street,
HOLT, Norfolk, NR25 6HG



williambrown.co.uk