



**Wellington Road, Briston Melton Constable NR24 2SE**

**welcome to**

**Wellington Road, Briston Melton Constable**

Accommodation briefly comprising of entrance hall, large lounge, dining room, kitchen, utility room, cloakroom, landing, three double bedrooms with en suite to master, family bathroom, garden, and off-road parking for 2-3 vehicles.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

19' 5" x 11' 8" max ( 5.92m x 3.56m max )

**Dining Room**

12' 2" x 8' 7" max ( 3.71m x 2.62m max )

**Kitchen**

11' x 6' 4" ( 3.35m x 1.93m )

**Utility Room**

5' x 4' 6" ( 1.52m x 1.37m )

**Cloakroom**

**Landing**

**Bedroom One**

11' 10" max x 9' 9" ( 3.61m max x 2.97m )

**En Suite**

**Bedroom Two**

11' 3" max x 10' ( 3.43m max x 3.05m )

**Bedroom Three**

12' x 9' 5" max ( 3.66m x 2.87m max )

**Bathroom**

**Outside**

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](http://www.focalagent.com)

welcome to

## Wellington Road, Briston Melton Constable

- MODERN FAMILY HOME
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- SOUTH FACING GARDEN
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

# £290,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HOL106158 - 0012

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william h brown



**01263 713343**



Holt@williamhbrown.co.uk



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



**williamhbrown.co.uk**