









# 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.













#### **Entrance Hall**

Entrance door to the front, radiator, stairs to the first floor with storage cupboard.

## Lounge

19' 5" x 11' 8" max ( 5.92m x 3.56m max ) Working fireplace with marble hearth, TV point, telephone point, 2 radiators, double glazed sliding door, and window to the rear.

#### **Dining Room**

12' 2" x 8' 7" max ( 3.71m x 2.62m max ) Electric heater, TV point, laminate flooring, and 2 double glazed widows to the front.

#### **Kitchen**

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

Kitchen with wall and base units, free standing cooker and slimline dishwasher included, space for fridge freezer, stainless steel sink with drainer, laminate flooring, radiator, and double glazed window to the front.

# **Utility Room**

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

Plumbing and space for washing machine and tumble drier.

## Cloakroom

WC, hand basin with vanity unit, heated towel rail, and double glazed window to the side.

# Landing

Airing cupboard housing recently installed pressurised hot water cylinder.

## **Bedroom One**

11' 10" max  $\times$  9' 9" ( 3.61m max  $\times$  2.97m ) Built in double wardrobe, radiator, and double glazed window to the rear.

## **En Suite**

Suite comprising of large shower cubicle, WC, hand basin with vanity unit, fitted mirror with backlight, heated towel rail, fully tiled, double glazed window to the side.

#### **Bedroom Two**

11' 3" max  $\times$  10' ( 3.43m max  $\times$  3.05m ) TV point, telephone point, radiator, and double glazed window to the front.

#### **Bedroom Three**

12' x 9' 5" max ( 3.66m x 2.87m max ) Radiator and double glazed window to the rear.

#### **Bathroom**

Suite comprising of paneled bath, shower over, WC, hand basin with vanity unity, fitted mirror with backlight, heated towel rail, fully tiled, double glazed window to the front.

#### Outside

Gated side access with outdoor tap and paved path.

South facing rear garden with decking, laid to lawn, small metal shed and enclosed by hedge.





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# Wellington Road, Briston Melton Constable

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

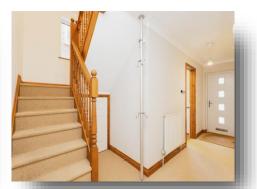
Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£270,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HOL106158



Property Ref: HOL106158 - 0018 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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