



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.



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 windows 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 x 9' 9" (3.61m max x 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 x 10' (3.43m max x 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 unit, 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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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
Council Tax Band: C

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HOL106158 - 0018

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