



May Villa, Melton Constable









**May Villa, 17 Briston Road, Melton Constable  
Norfolk NR25 2DG**

Holt 5 miles, Norwich 20 miles,

North Norfolk Heritage 7 miles,

A superbly appointed bay fronted Victorian house meticulously restored by the present owners retaining many of the original features. May Villa offers two reception rooms, 3 good size bedrooms, a private enclosed rear garden and off street parking for 2 cars. The property is being sold with no onward chain.

**GUIDE PRICE £325,000**



## The Property

The property offered for sale is an immaculately presented Victorian bay fronted end terrace house. Re-furbished to a very high standard by the present owners retaining many of the original features to include pine stripped internal doors, original picture rails and ceiling mouldings. This superbly appointed property offers a sitting room with an open fireplace housing a wood burner, dining room, a well fitted out kitchen/breakfast room with modern units. Utility room and a cloakroom. On the first floor a landing leads to 3 double bedrooms and a luxury bathroom. The property also enjoys oil fired central heating and double glazing. Outside there are gardens to the front and rear and off street parking for 2 cars. The property is being sold with no onward chain.

## Location

Melton Constable is a thriving village with excellent main road links and an extensive range of amenities to include a village shop, a renowned butchers, a garage and a primary school. Around 4 miles away is the market town of Holt which has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around 4 miles distant with Cley, Blakeney and Morston within easy reach. The city of Norwich is 20 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to various destinations via Schipol.

## Directions

Leave Holt via the Norwich Road. On the outskirts of the town turn right at the signpost for Hunworth and Quarry. Proceed through Hunworth and after around 2 miles you will enter Briston. At the crossroads turn right and after around 1 mile you will enter the village 17 Briston Road will then be found on your right hand side just before Rutlands the butchers.

## The Accommodation

The accommodation comprises: -

UPVC front door, leading to -

### Entrance Hall

Recessed bookcase, staircase to first floor, with shelved pantry cupboard under, radiator, polished wooden floorboards.

### Sitting Room (17' x 12' into bay window)

Open fireplace housing a wood burner with a wooden surround, television point, two radiators, picture rail, polished wooden floorboards.

### Dining Room (13' x 9'10)

Open fireplace with a wooden mantle surround, radiator, picture rail, polished wooden floorboards,

### Kitchen/Breakfast Room ( 15' x 12')

Range of fitted base units with wooden working surfaces over, inset single drainer sink with mixer tap, fireplace with extractor hood, range of matching wall units, two radiators, two Velux windows, breakfast bar, double doors leading to the rear garden, stone floor

### Utility Room (9'2 x 8')

Base units with single drainer sink and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, cupboard housing oil fired boiler for central heating and hot water, stone floor, door to rear garden

### Cloakroom,

Wash basin, WC, heated towel rail, stone floor.

### First Floor Landing:

Polished wooden floorboards, radiator, airing cupboard with fitted shelving and hot water cylinder,

### Bedroom One (16'6 into bay window x 10'2)

Polished wooden floorboards, two radiators, picture rail,

### Bedroom Two (13' x 9'6)

Radiator, polished wooden floor,

### Bedroom Three ( 8'7 x 8'5)

Radiator, polished wooden floor, fitted shelving

### Family bathroom

Panelled bath, shower screen and shower over, WC, vanity unit with basin over, heated towel rail, half tiled walls and tiled floor

### Curtilage

To the front there is a an enclosed garden with inset flower, shrub beds a patio area, all enclosed by decorative railings. A pedestrian door leads to the side of the property where there is a patio path, raised flower and shrub beds. This leads to the rear garden with a patio, lawned area, raised flower and shrub beds, garden shed, pergola, and a productive grape vine. All fully enclosed by wooden fencing, a gate leads to the rear of the property where there is private off street parking for two cars.

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### General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage are connected.

**Council Tax Band:** Band B.

**EPC Rating :** Band E.

**Local Authority:** North Norfolk District Council, 01263 513811.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

**Agents Note:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**Ref:** H313329.

### Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

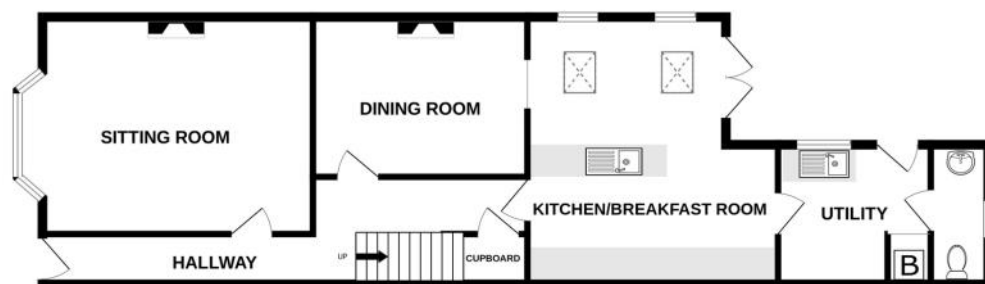
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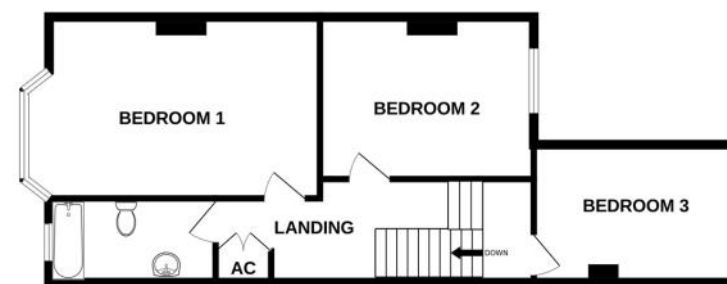




GROUND FLOOR



1ST FLOOR



17 BRISTON RD, MELTON CONSTABLE, NORFOLK NR24 2DG.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Independent Estate Agents

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