



New Hall Farm Mill Road, Briston, Melton Constable, NR24 2JF

Guide Price £450,000

- NO ONWARD CHAIN
- SELF CONTAINED ANNEX
- LARGE GARDEN
- RURAL VILLAGE LOCATION
- KITCHEN WITH UTILITY ROOM
- TWO RECEPTION ROOMS
- TRIPLE GARAGE AND WORKSHOP
- AMPLE OFF ROAD PARKING
- GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS

New Hall Farm, Mill Road, Melton Constable, NR24 2JF

NO ONWARD CHAIN A substantial three bedroom detached house enjoying a generous sized plot including a workshop, triple garage and self contained annex, located close to the popular village of Briston.



Council Tax Band: D



DESCRIPTION

Ideally tucked away from the road, this well presented three bedroom home enjoys a secluded and quiet location, with substantial grounds with lawned areas, triple garage, workshop, a self contained annex and ample off road parking to the front with a brick weave driveway.

Internally the property comprises of entrance hall, two reception rooms; including a lounge diner with multi fuel burning stove, kitchen, utility room and a ground floor shower room. To the first floor there are three bedrooms and a family bathroom.

INTERNAL ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

UPVC door to front entrance, double glazed window to front, stairs to first floor:

RECEPTION ROOM

Double glazed bay window to front aspect, carpet flooring, radiator.

LOUNGE/DINER

Multi aspect room with double glazed sliding patio door to rear, double glazed windows to side and front aspect, laminate flooring, wood burning stove with brick surround, radiator.

KITCHEN

Two double glazed windows to rear aspect, fitted with a range of wall and base units with worksurface over, inset sink and drainer, double electric oven with cooker hood over, tiled flooring, radiator.

UTILITY ROOM

Two double glazed windows to side aspect and UPVC door to rear, base units with worksurface over housing inset stainless steel sink and drainer, space and plumbing for a washing machine and dishwasher, tiled flooring, radiator.

WET ROOM

Double glazed window with obscured glass to side aspect, electric shower, WC, wash hand basin, heated towel rail, vinyl flooring, extractor fan.

FIRST FLOOR

BEDROOM ONE

Dual aspect room with double glazed window to front and side aspect, carpet flooring, radiator.

BATHROOM

Double glazed Velux window, fitted with a three piece suite comprising panelled bath, wash hand basin, WC and tiled walls, vinyl flooring, radiator.

BEDROOM TWO

Dual aspect room with double glazed window to front and side aspect, built in double wardrobe, carpet flooring, radiator.

BEDROOM THREE

Double glazed Velux window, carpet flooring, radiator.

ANNEX

There is a detached annex with UPVC double glazed windows and a UPVC double glazed door to front entrance. The studio is sectioned, with a shower cubicle, wash hand basin and WC. The kitchen area is fitted with base units with an inset sink and space under the counter for a fridge. The living room has UPVC French doors to the front, laminate flooring and a wood burning stove.

EXTERNAL

To the front the property is approached via a brick weave driveway providing ample parking. The property is on a substantial plot with a large lawned area, BBQ patio area, triple garage with electric doors, power and lighting, a workshop with power and lighting and a detached annex.

AGENTS NOTES

This property is Freehold.

Mains water and electricity connected.

Air source central heating.

Council tax band: D (North Norfolk)



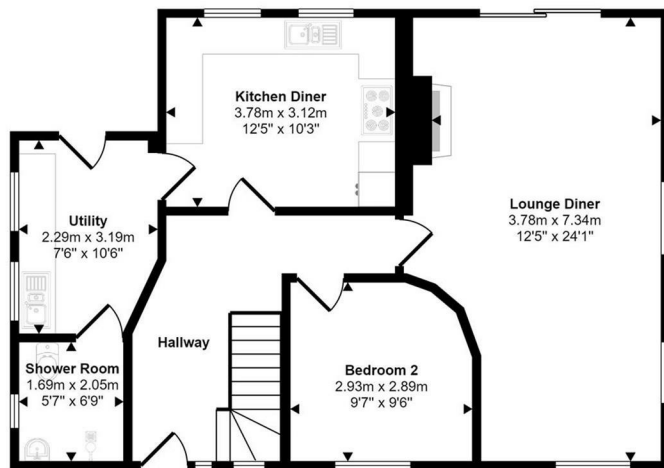
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

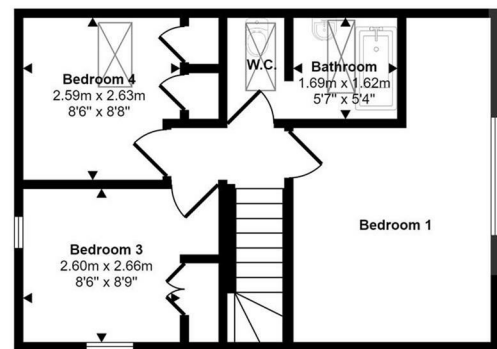
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approx 73 sq m / 785 sq ft

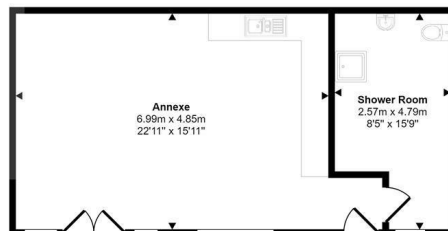
Approx Gross Internal Area
257 sq m / 2761 sq ft



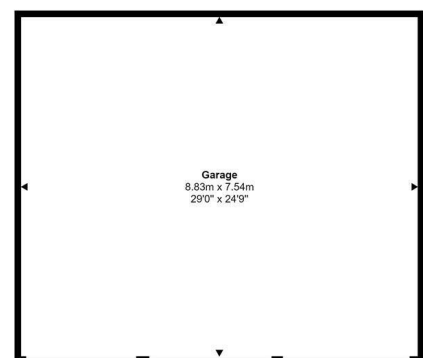
First Floor
Approx 42 sq m / 454 sq ft



Workshop
Approx 28 sq m / 304 sq ft



Annexe
Approx 47 sq m / 502 sq ft



Garage
Approx 67 sq m / 716 sq ft

for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

