

Arnolds | Keys



Bramley House Craymere Road, Briston, Melton Constable, NR24 2LS

Price Guide £550,000

- No onward chain
- Beautifully proportioned
- Garden room
- Enclosed gardens
- Semi-rural location
- Five bedrooms and three bathrooms
- Oil-fired central heating
- Photovoltaic panels

Bramley House Craymere Road, Melton Constable NR24 2LS

Nestled in the charming village of Briston, Melton Constable, this stunning detached house is a true gem of traditional flint and brick construction and exuding character and charm.

Built in 2009, this property combines the allure of a bygone era with the convenience of contemporary living. The semi-rural setting offers a peaceful retreat from the hustle and bustle of city life, providing a tranquil environment to call home. The principal Town of Holt is just over four miles distant.

Oil fired central heating and sealed unit glazing are installed throughout.



Council Tax Band: E



ENTRANCE PORCH CANOPY

With part glazed entrance door and glazed side panel leading to:

ENTRANCE HALL

With tiled floor, radiator, turning staircase to first floor with understairs storage cupboard.

LOUNGE

A beautifully proportioned room with polished wood floor, window to front aspect, French doors to rear, two radiators, feature fire surround with matching hearth and open fire if required, provision for TV.

KITCHEN/DINING ROOM

The kitchen area is fitted with a comprehensive range of shaker style base and wall units with solid wood work surfaces and upstands. Inset sink unit with central mixer tap, integrated dishwasher, inset electric hob with stainless steel hood above, built in double oven, window to rear aspect. Open plan design to dining area with radiator, twin French doors opening to:

GARDEN ROOM

A wonderful asset to the property with a vaulted roof and extensive glazing overlooking the rear garden. There is a radiator and a door opens to the garden.

UTILITY ROOM

With stable door and window to rear, inset stainless steel sink unit with cupboards beneath, heated towel rail, cupboard housing pressurised hot water cylinder. Door to:

CLOAKROOM

Close coupled w.c., corner wash basin, radiator.

FIRST FLOOR

LANDING

Window to front aspect, radiator, turning stairs to second floor.

BEDROOM 1

Window to front aspect, built in double wardrobe cupboard, radiator. Door to:

ENSUITE

Enclosed shower cubicle, close coupled w.c., vanity wash basin with cupboards beneath, heated towel rail/radiator, recessed shelving.

FAMILY BATHROOM

Period style roll top bath with telephone style mixer, pedestal wash basin, close coupled w.c., enclosed shower cubicle, heated towel rail/radiator, window to rear. Part tiled walls.

DRESSING ROOM

Window to rear, radiator, double built in wardrobe cupboard. Door to:

BEDROOM 2

Fitted store cupboards, Velux roof light to rear.

BEDROOM 5

Window to front aspect, radiator, built in wardrobe cupboard.

SECOND FLOOR

LANDING

Velux roof light to rear aspect.

BEDROOM 3

Velux roof light, radiator, built in wardrobe cupboard, door to:

ENSUITE

Corner shower tray with electric independent shower, close coupled w.c., vanity wash basin with cupboards beneath, radiator.

BEDROOM 4

Velux roof light to rear aspect, radiator, fitted eaves storage cupboards.

GARAGE

With door from Garden Room, floor mounted oil fired boiler, electric lights and power points, roller door.

GARDENS

The property is approached over a wide brickweave driveway providing ample of-road parking. To the front is a small established shrub bed with mature hedging. To the side is a timber GARDEN SHED (with electric connected) and vegetable garden which then opens to the formal rear garden with further lawned area and established shrubs and trees. Immediately behind the property is a paved patio area for alfresco dining. GREENHOUSE.

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected and has a Council Tax rating of Band E.



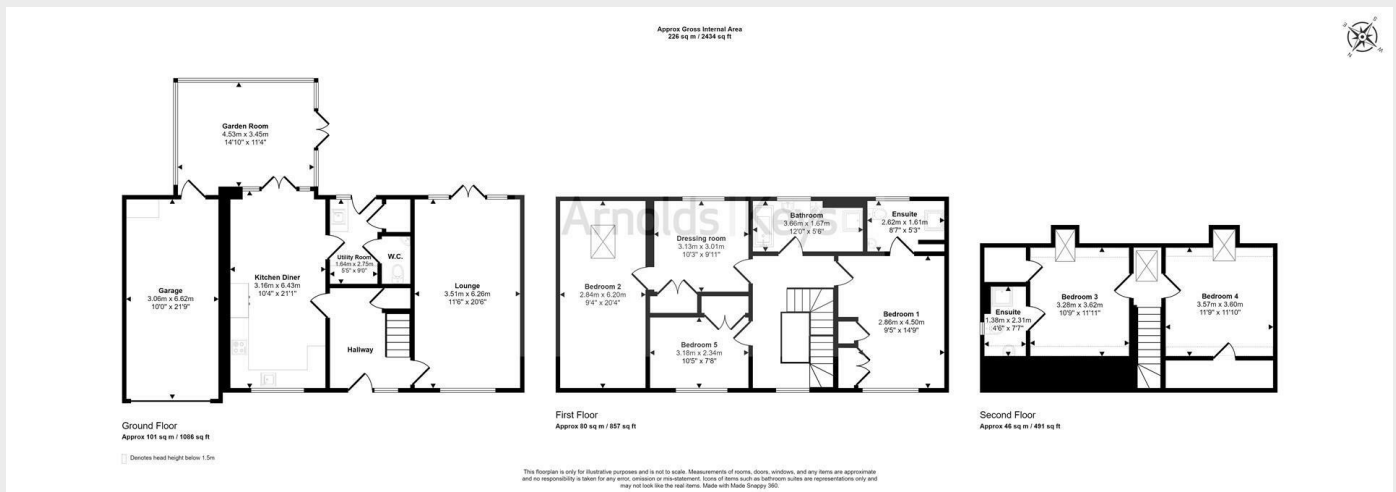


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

