



## GROVE LANE

Melton Constable, Norfolk, NR24 2DS  
Fixed Price £295,000

**BROWN & CO**



## LOCATION

Melton Constable is a village situated approximately ten miles from the North Norfolk coast and three miles from the market town of Holt. Melton Constable is a conservation area on account of its history as a railway settlement. The village merges with Briston on the east and together provide an excellent range of local facilities and amenities. Situated within close proximity to the property are amenities including a Primary School, convenience store, post office, a bakery, a butcher, public houses and a medical centre.

The cathedral city of Norwich is just twenty miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

## DESCRIPTION

A modern, two bedroom semi detached house situated on a very small development in the heart of Melton Constable. The property is well presented throughout and has the benefit of sealed unit double glazing and an air source heat pump making it very energy efficient. The property briefly comprises, entrance hallway, open plan kitchen/living/dining room and cloakroom on the ground floor together with two double bedrooms and a bathroom on the first floor. The property is approached via a brick weave driveway providing off road parking to the front. Boasting a larger than average garden to the rear which has been fully landscaped by the owners. A modern studio has been erected in the rear garden with the benefit of power and could be used for a variety of purposes.

## SPECIFICATION

- Semi Detached House
- Quiet Residential Lane
- Village Location
- Off Road Parking
- Landscaped Rear Garden
- Modern Studio with Power
- Open Plan Kitchen/Dining/Living Room
- Cloakroom
- Two Double Bedrooms
- Bathroom
- Double Glazing
- Air Source Heat Pump
- Well Presented Throughout
- Close proximity to North Norfolk Coast
- Ideal Investment Opportunity

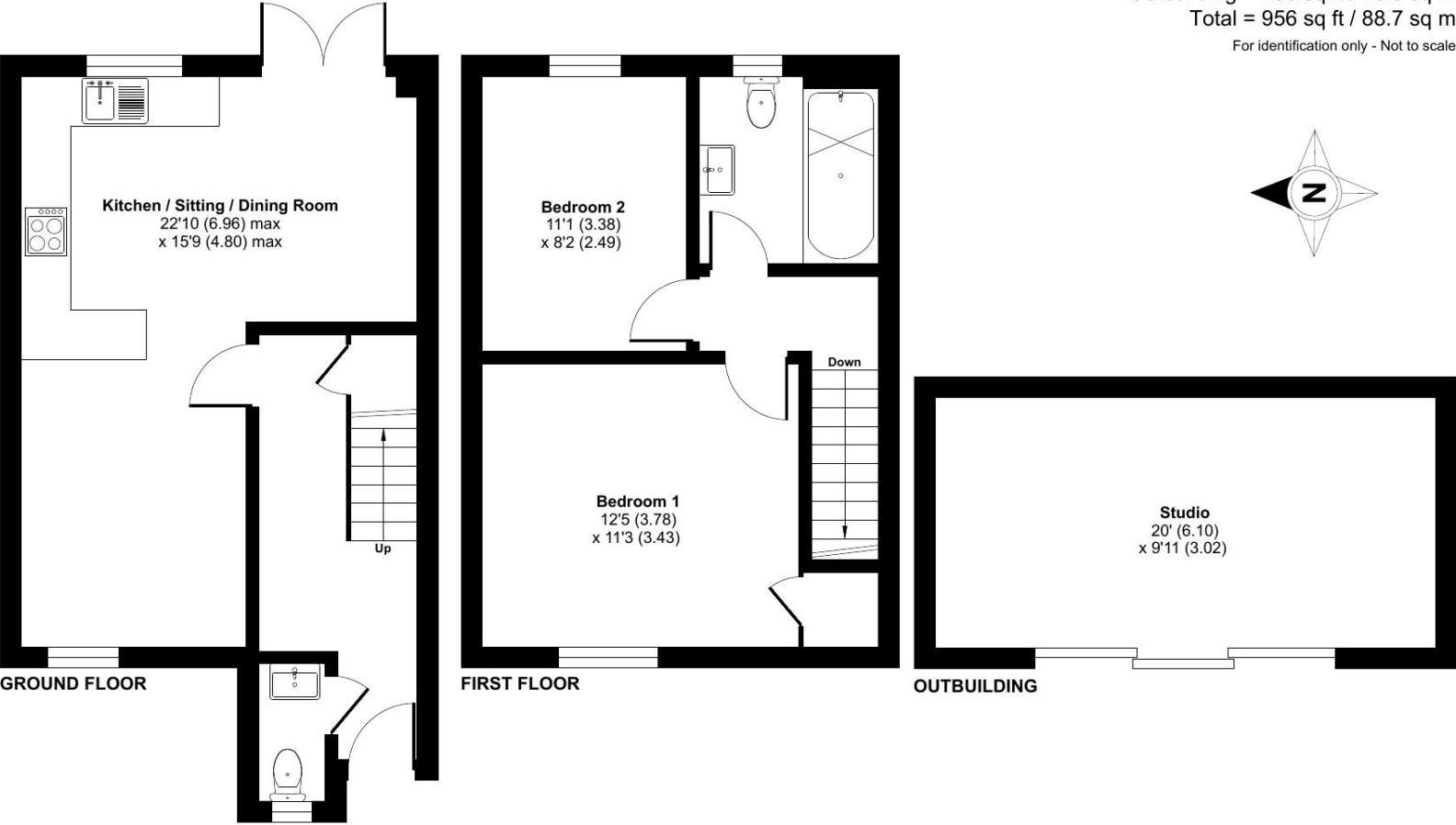






Grove Lane, Melton Constable, NR24

Approximate Area = 756 sq ft / 70.2 sq m  
Outbuilding = 200 sq ft / 18.5 sq m  
Total = 956 sq ft / 88.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Brown & Co. REF: 1220072

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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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