



14 BRISTON ROAD

Melton Constable, Norfolk, NR24 2DA
Guide Price £239,950

BROWN & CO

LOCATION

Melton Constable is a village situated approximately 10 miles from the North Norfolk coast and 3 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 delightful three bedroom mid terrace property which has been thoughtfully modernised throughout to a high standard. The property is situated on Briston Road in the heart of Melton Constable. The accommodation briefly comprises living room, open plan kitchen/dining room with integrated appliances and a bath/shower room on the ground floor together with three bedrooms on the first floor. The property benefits from a shingled area providing off road parking, a rear garden with terrace and storage shed and is offered with no onward chain.

VIEWING

Viewing strictly by appointment only through the selling agent.



SPECIFICATION

- Mid Terrace Property
- Recently renovated throughout to a high standard
- Double Glazing
- Oil Fired Central Heating
- Living Room
- Large L-shaped open plan Kitchen/Dining Room
- Integrated Appliances
- Three Bedrooms
- Bath/Shower Room
- Off Road Parking Space
- Rear Garden
- Village Centre Location
- No Onward Chain
- Ideal Investment Opportunity

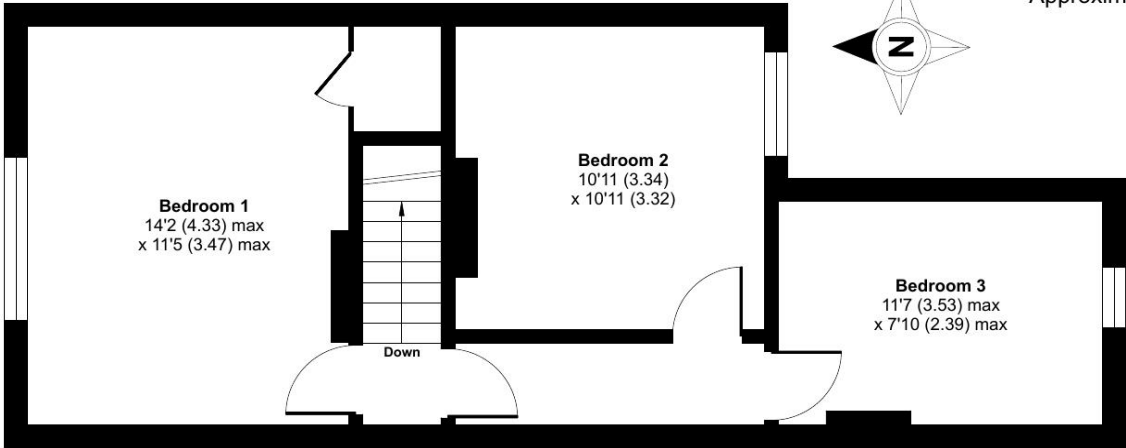
ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

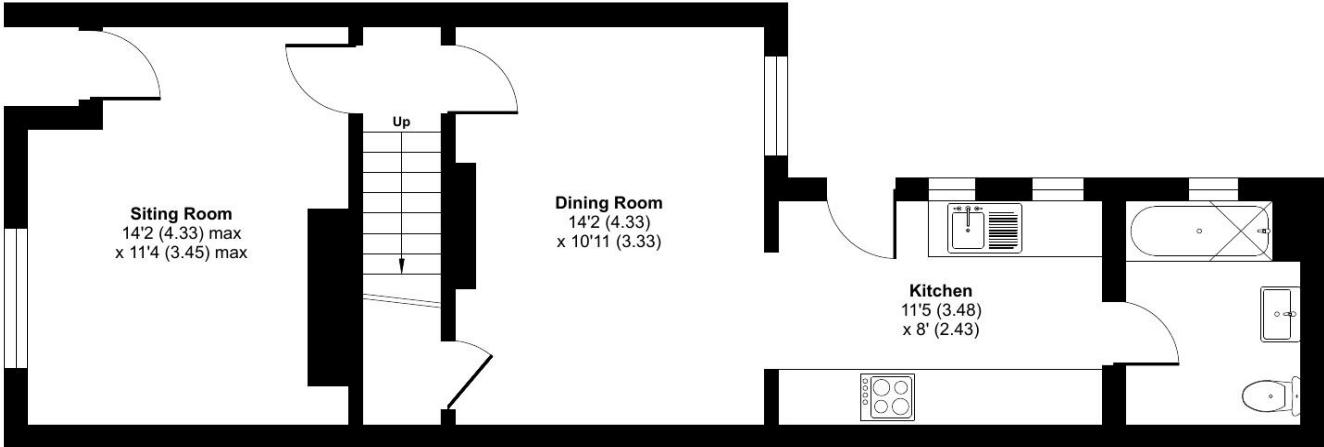


Briston Road, Melton Constable, NR24

Approximate Area = 974 sq ft / 90.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Brown & Co. REF: 1331077

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