



20 MELTON STREET

Melton Constable, Norfolk, NR24 2DB
Guide Price £225,000

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

This delightful three-bedroom mid-terrace property has been thoughtfully modernised throughout over the past four months, creating a stylish and comfortable home ready for immediate occupation. The property offers well-planned accommodation comprising a welcoming living room, an impressive open-plan kitchen/dining with integrated appliances through to a conservatory area, and a contemporary ground floor shower room. Upstairs, there are two generously sized double bedrooms, along with a third bedroom/study, each beautifully presented and full of natural light. To the rear, the home enjoys a well-proportioned and fully enclosed garden – ideal for outdoor dining, relaxing, or family use.

Offered with no onward chain, this charming home is ready to move into and would suit first-time buyers and families.



SPECIFICATION

- Mid Terrace House
- Recently renovated throughout
- Double Glazing
- Oil Fired Central Heating
- Living Room
- Large L-shaped open plan Kitchen/Dining Room
- Two Double Bedrooms
- Study/Single Bedroom
- Shower Room
- Fully enclosed Rear Garden
- Village Centre Location
- No Onward Chain

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.

1a Market Place, Holt, Norfolk, NR25 6BE
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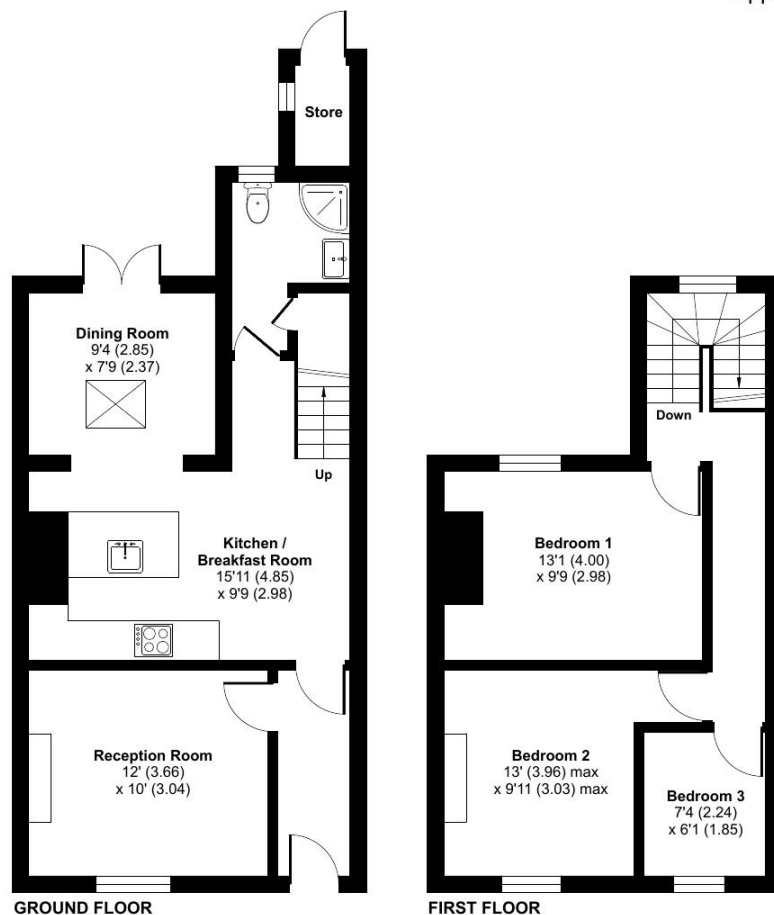
Melton Street, Melton Constable, NR24

Approximate Area = 882 sq ft / 81.9 sq m

Store = 14 sq ft / 1.3 sq m

Total = 896 sq ft / 83.2 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). © nichecom 2025. Produced for Brown & Co. REF: 1343368

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