

henleys

ESTATE AGENCY SIMPLIFIED



6 COLVILLE ROAD

Melton Constable, NR24 2DD

£155,000

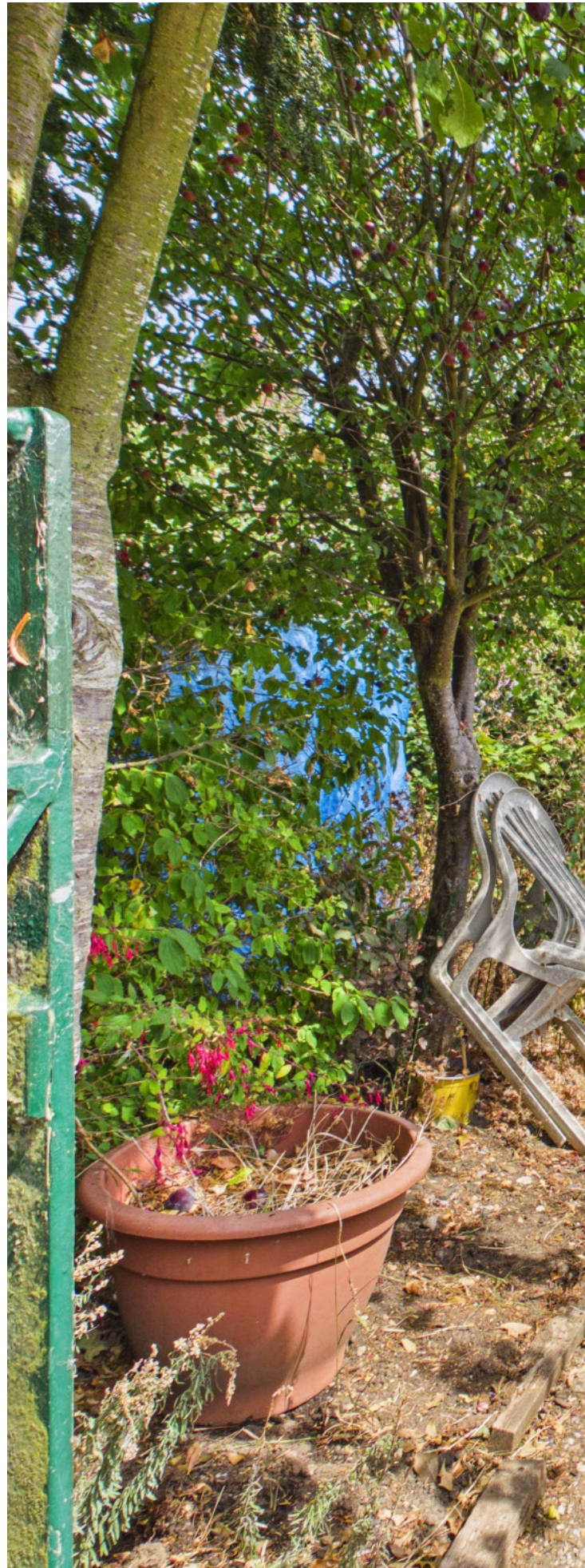
Freehold

ESTATE AGENCY SIMPLIFIED

6 COLVILLE ROAD

Melton Constable
NR24 2DD

- Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000
- Victorian three-storey terraced house
- Two double bedrooms
- Useful attic room
- Two reception rooms
- Kitchen & utility area
- Ground floor cloakroom
- Family bathroom
- Enclosed rear courtyard garden
- Convenient village location





Situated in the well-connected North Norfolk village of Melton Constable, 6 Colville Road enjoys a convenient position with everyday amenities close by, including a village shop, primary school & popular public house. Surrounded by attractive countryside yet within easy reach of Holt, Fakenham & the North Norfolk coastline, the village offers an excellent balance of rural living and accessibility, making it an ideal base for both full-time residents & those seeking a quieter pace of life.

Arranged over three floors, the property offers well-proportioned accommodation full of character. The sitting room to the front is bright & welcoming, whilst a separate dining room provides an excellent space for entertaining or family meals. To the rear, the kitchen is complemented by a practical utility area and ground floor cloakroom, adding everyday convenience. On the first floor are two comfortable bedrooms served by a family bathroom, with stairs continuing to a useful attic room, offering flexible additional space for hobbies, a home office or storage, depending on individual requirements.

Outside, the property benefits from an enclosed, low-maintenance courtyard garden, creating a private setting to enjoy the warmer months with very little upkeep. The attractive red brick frontage reflects the character of the surrounding period homes, whilst the versatile accommodation makes this an appealing proposition for first-time buyers, downsizers or investors alike. Offering character, practicality & an excellent village setting, this is a home well placed to enjoy everything North Norfolk has to offer.









Approximate total area⁽¹⁾

770 ft²
71.4 m²

Reduced headroom

93 ft²
8.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services connected: Mains water, electricity & drainage. Heating to be confirmed.

Council Tax: Band A.

Energy Efficiency Rating: To be confirmed.

Tenure: Freehold.

Location: What3words – ///juror.heap.galloped

Agents note: Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

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