





**Fakenham Road, Briston, Melton Constable, NR24 2HL**

william h brown

***welcome to***

## Fakenham Road, Briston, Melton Constable

A charming village home combining space, versatility and energy efficiency. Originally designed as a three-bedroom property, this well-presented home features solar panels, an air source heat pump, a generous rear garden and a substantial powered timber studio, ideal as an office, studio or gym!













**Agent Notes**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Electric Heating - Air Source Heat Pump.

**Accommodation**
**Entrance Porch**
Tiled flooring. Double-glazed window to the front with door to the side. Beams.

**Entrance Hall**
Carpeted flooring.

**Lounge**
Carpeted flooring. Fireplace with wood burner. Double-glazed window to the front. Radiator.

**Kitchen**
Vinyl flooring. Fitted with wall and base units, Smeg integrated oven with electric hob and stainless-steel extractor fan, stainless-steel sink drainer and a pantry cupboard. Space for fridge freezer and washing machine. Double-glazed window to the rear. Radiator.

**Conservatory/Garden Room**
Vinyl flooring. Door to the bathroom. Double-glazed doors to the garden. Radiator.

**Bathroom**
Vinyl flooring. Fitted with WC, wash hand basin and corner bath with electric shower over. Double-glazed obscured window to the side. Radiator. Access to controls for the solar panels.

**First Floor**
**Bedroom One**
Carpeted flooring. Double built-in closet. Double-glazed window to the front. Radiator.

**Bedroom Two**
Carpeted flooring. Double-glazed window to the rear. Access to the loft. Radiator.

**En-Suite/Dressing Room**
Wooden floorboards. Fitted with WC, wash hand basin and built-in wardrobes. Double-glazed window to the rear. Radiator.

**Outside**
**Rear Garden**
Established garden with flowers, vegetable patch, patio and 2 sheds.

**Outbuildings**
Studio with power and lights. Double-glazed doors and windows.

**Special Features**
Air Source Heat Pump.
Solar Panels owned outright.
Loft with ladder.




Total floor area 81.0 m² (872 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

***view this property online*** williamhbrown.co.uk/Property/FKM108873

*welcome to*

# Fakenham Road, Briston MELTON CONSTABLE

- Two-Bedroom Mid-Terraced Home
- Choice to Convert to Three-Bedrooms
- Spacious Rear Garden
- Timber-Framed Studio with Power and Lighting
- Solar Panels and Air Source Heat Pump

Tenure: Freehold EPC Rating: D
Council Tax Band: B

## £210,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/FKM108873

The Property Ombudsman

Property Ref:
FKM108873 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

**01328 864922**

Fakenham@williamhbrown.co.uk

Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY

**williamhbrown.co.uk**

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.