



30 Burgh Beck Road,
MELTON CONSTABLE.
NR24 2DQ.

Offers sought in the region of
£205,000
Freehold

An outstanding opportunity to acquire a Country Home that offers genuine Victorian character in a peaceful, quiet location near to the Norfolk Coast.

Set down a peaceful track in the amenity-rich village of Melton Constable, the property comprises a characterful period cottage brimming with Victorian charm and modern convenience (which includes a recently installed bottled gas fired central heating system), within easy reach by car or cycle to the stunning North Norfolk Coastline and Countryside.

From the small front garden, filled with herbs and ornamental grasses, one enters an inviting lounge filled with natural light from a large bay window, creating a warm and airy atmosphere. An original working, faux marble fireplace provides an aesthetic point of focus. The adjoining dining room leads into a bright and well equipped kitchen. A useful boot room and separate WC at the rear add extra convenience.

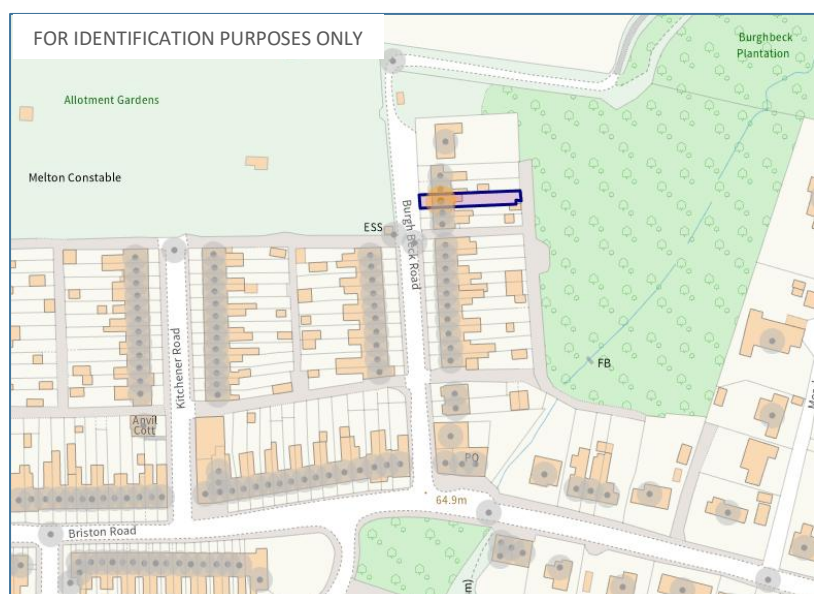
Upstairs, 2 generously sized double bedrooms benefit from the original warm wooden flooring and further period features. A tastefully fitted bathroom enjoys a view over a neighbouring wood.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.148 Holt & Cromer road, and at 5 miles bear right, (just before the Crawfish Thai Restaurant), onto the B.1354, as signposted Melton Constable. Follow the road into the village, and turn left by "Melton Spice" into Bugh Beck Road. The property is on the right.

Location: Melton Constable is a village located in the heart of North Norfolk, with a good range of facilities, including a Co-op shop, post office, an award winning butchers, fast food outlets, doctor's surgery, country club pub and the Astley Primary School. The nearby village of Briston offers a further butchers, a bakers, a deli, fishmongers, a public house and community centre. The village is 5 miles from the Georgian town of Holt, (home to the Gresham Public School), 9 miles from Fakenham Market Town, (with its National Hunt Racecourse), and is within easy reach of the stunning North Norfolk coast, noted for its fine sandy beaches, nature reserves, golf, sailing and other sporting facilities.

The property is located in a very convenient position, close to the Health Centre, Butcher's a takeaway and General Store. The Astley Primary School, open farmland and other local amenities are within easy walking distance.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

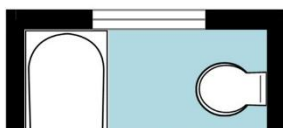
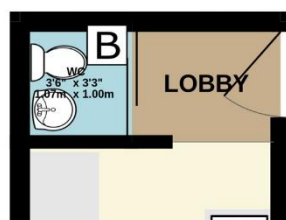
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Regulated by





Ground Floor:

Entrance Porch: Part glazed door to

Sitting room: 12’6” x 12’5”, (3.8m x 3.8m) into bay. Cast iron fireplace with decorative tiled insets, in faux marble surround, mantle shelf over and tiled hearth. Bay window to front. Stripped pine door to;

Lobby: with staircase to first floor, and stripped pine door to

Dining room: 12’5” x 11’0”, (3.8m x 3.4m). Understairs cupboard with stripped pine door, shelves & electric light. Sash window to rear. Door to

Kitchen: 8’9” x 7’7”, (2.7m x 2.3m). 1½ bowl ceramic sink unit with pedestal mixer tap, set in fitted work top with tiled splash back, and drawer, cupboards, appliance space and plumbing for washing machine under. Further fitted work surface with tiled splashback, and drawers and cupboards under. Built-in 4 ring electric hob unit with recirculating hood over, and oven under. Range of wall mounted cupboard units. Ceiling recessed spotlights. Double glazed window. Roller blind.

Rear Lobby/Boot Room: Half glazed door to outside.

Cloakroom: Low level WC. Corner hand basin. Recently installed “Vokera” wall mounted gas fired combination central heating boiler.

First Floor:

Landing: with half glazed doors to bedrooms.



Bedroom 1: 12’5” x 10’2”, (3.8m x 3.1m). Built-in wardrobe cupboard. Small, original fireplace. Stripped timber floor.

Bedroom 2: 12’5” x 11’0”, (3.8m x 3.4m). Small, original fireplace. Stripped timber floor. Secondary double glazed sash window. Hatch to roof space. Door to

Bathroom: White suite of panelled bath with mixer tap/shower fitting over and tiled surround. Pedestal hand basin with tiled splashback. Low level WC. Built-in linen cupboard with louvered door and slatted shelving. Wall fitted electric heater. Heated towel rail. Sash window. Ceiling recessed spotlights.

Outside: To the front of the property is a small garden with herbs and ornamental grasses.

To the rear is a further, long garden ideal for cultivation by the keen gardener. At the end of the garden is an access leading around the terrace

Services: Mains water, electricity, drainage and a bottled gas supply are provided to the property.

District Authority: North Norfolk District Council, Cromer.
Tel: (01263) 513811.

Tax Band: “A”.

EPC: F.