



INTRODUCING

# 10 Colville Road

*Melton Constable, Norfolk*

SOWERBYS



THE STORY OF

# 10 Colville Road

Melton Constable, Norfolk  
NR24 2DD

Offered With No  
Onward Chain

Charming Victorian  
End-Terrace Cottage

Retains A Wealth of Original  
Character Features

Two Generous Double  
Bedrooms, Principal  
Bedroom with En-Suite

Stylish Kitchen/Dining Room

Utility Room and  
Contemporary Shower Room

UPVC Double Glazing

Front and Rear Gardens,  
plus Off-Street Parking

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Tucked away from the main road within the well-served village of Melton Constable, this charming Victorian end-terrace cottage has been sympathetically refurbished in recent years, beautifully blending period character with modern comforts.

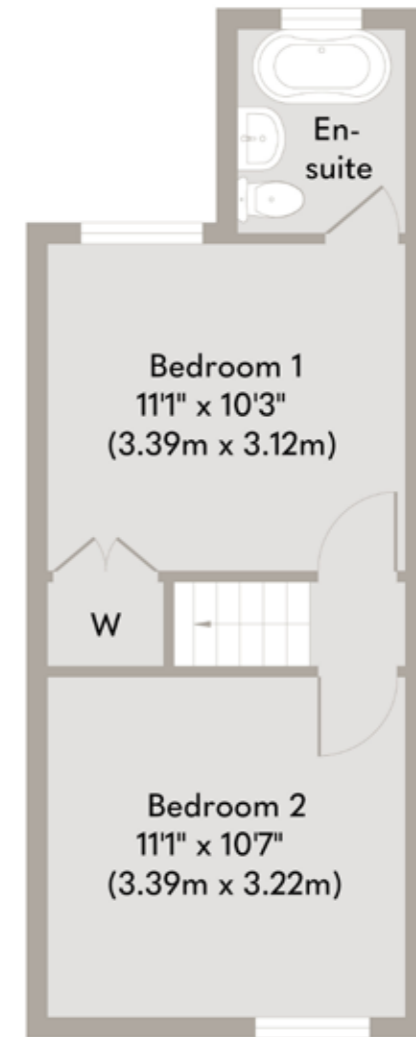
The thoughtfully arranged accommodation includes a welcoming sitting room, a stylish kitchen/dining room, utility room and a contemporary shower room. Upstairs, the landing leads to two generous double bedrooms, including a principal bedroom with en-suite facilities.

Retaining a wealth of original features, the property further benefits from oil-fired central heating and UPVC double glazing throughout.

Outside, there are enclosed gardens to both the front and rear, together with the added advantage of off-street parking.

Offered to the market with no onward chain, this is a delightful home ideally suited as a permanent residence, weekend retreat or investment opportunity.





**Ground Floor**  
**Approximate Floor Area**  
**376 sq. ft**  
**(34.97 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**302 sq. ft**  
**(28.04 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only.

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# Melton Constable

A TRADITIONAL VILLAGE WITH EXCELLENT CONNECTIONS

Nestled between Fakenham and Holt, Melton Constable is a former wool village with a rich history, once serving as a major railway hub. Linked with the neighbouring village of Briston, it offers easy access to the North Norfolk coast, a designated Area of Outstanding Natural Beauty.

Despite its modest size, Melton Constable provides a range of convenient amenities, including a primary school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office, and a well-regarded Medical Practice. The village is also home to Melton Spice, a popular Indian takeaway known for its authentic cuisine. Adding a touch of historical charm, the 18th-century cast iron cello in Briston Parish Church is a rare find, renowned for its surprisingly good tone.

Just a few miles away, the market town of Holt is a thriving hub with a strong sense of community. Many local businesses support the 'Love Holt' initiative, which champions the town's vibrant mix of independent shops. Throughout the year, Holt hosts a variety of events, including the Holt Festival in summer and the much-loved 1940s Weekend, which transforms the town and its 'Poppy Line' heritage railway, running between Holt and Sheringham.

Life in Holt moves at a leisurely pace, with plenty of charming cafés and delis to enjoy. A standout is Byfords, believed to be the oldest house in town, now a well-loved deli, café, and guesthouse—the perfect spot to unwind and watch the world go by. On the town's edge, the prestigious Gresham's School continues its long tradition of academic excellence.

With its rich heritage, community spirit, and proximity to the stunning Norfolk coast, Melton Constable offers a wonderful balance of rural charm and modern convenience.



*Note from Sowerbys*



“Beautifully blending period character with modern comforts.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

F. Ref:- 1900-6007-0822-6091-1523.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///capers.mermaids.sweeter

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# SOWERBYS

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