



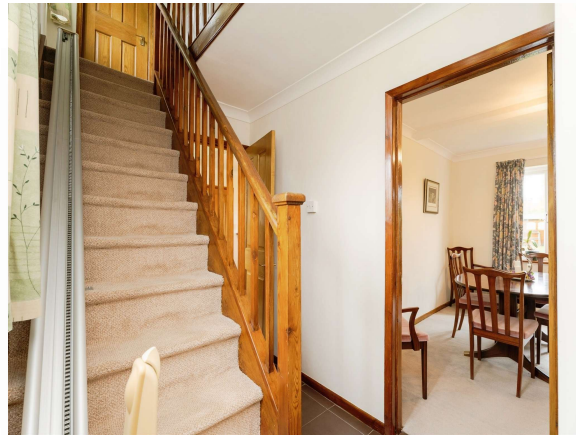
**Springfield, Gunthorpe, Melton Constable, NR24 2AH**



**welcome to**

**Springfield, Gunthorpe Melton Constable**

Three-bed semi-detached home backing onto Gunthorpe Estate meadowland with stunning views. Offering spacious living, generous gardens and ample parking, all within easy reach of Holt and Fakenham. Perfect for families seeking countryside charm with everyday convenience nearby.



### Entrance Hall

Built in cupboard, stairs to the first floor and double glazed door to the front.

### Lounge

14' 1" x 18' 2" ( 4.29m x 5.54m )

Open fireplace with a marble hearth, TV point, fitted cupboard and double glazed window to the front and rear.

### Dining Room

9' 9" x 11' 9" ( 2.97m x 3.58m )

Radiator and double glazed window to the rear.

### Kitchen / Diner

8' 4" x 15' 7" ( 2.54m x 4.75m )

Kitchen with wall and base units, space for free standing oven, butler sink with mixer tap, plumbing for washing machine and dishwasher, tiled floor and double glazed window to the front and rear.

### Cloakroom

WC and double glazed window to the front.

### Bedroom One

13' 2" x 11' 6" ( 4.01m x 3.51m )

Fitted wardrobe, airing cupboard and double glazed window to the rear.

### Bedroom Two

11' x 11' 6" ( 3.35m x 3.51m )

Fitted wardrobe and double glazed window to the rear.

### Bedroom Three

9' 9" x 7' ( 2.97m x 2.13m )

Fitted wardrobe and double glazed window to the front.

### Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, tiled walls, towel rail and double glazed window to the front.

### Agents Note

Section 157 North Norfolk restriction - the buyer of the property has to have lived or worked in the area for a period of three years before applying to buy the property.



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)



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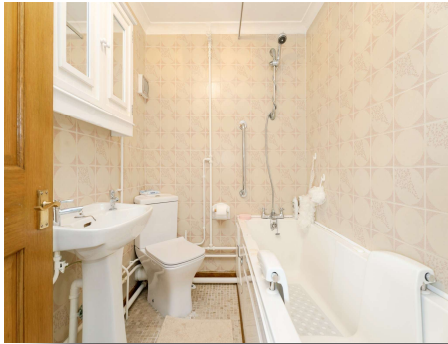
**welcome to**

## **Springfield, Gunthorpe Melton Constable**

- FAMILY HOME IN THE COUNTRYSIDE
- MEADOW VIEWS
- AMPLE OFF ROAD PARKING
- LARGE REAR GARDEN
- THREE SIZEABLE BEDROOMS

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

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108372 - 0018

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