



27 Melton Street, Melton Constable
Guide Price £250,000

27 MELTON STREET, MELTON CONSTABLE, NORFOLK, NR24 2DB

A beautifully refurbished mid terrace Victorian cottage with spacious 3 bedroom accommodation, situated on the edge of this amenity rich village.

DESCRIPTION

27 Melton Street is a charming mid terrace Victorian cottage situated in a Conservation Area on the outskirts of Melton Constable, but within walking distance of village amenities. The property has beautifully presented refurbished accommodation which retains period features such as original fireplaces and pine 4 panel doors with more modern conveniences including UPVC double glazed windows and doors and oil-fired central heating.

Steps lead up from the front of the property into the entrance hall with space for coat hooks and shoe storage etc and doors to the sitting room and dining room. A wide opening from the dining room leads into the well appointed kitchen and a door to the ground floor bathroom. Upstairs, the partly galleried landing leads to 2 double bedrooms and a single bedroom, currently used as a dressing room.

Outside, 27 Melton Street has small slate chipped frontage with space for planters etc and an attractively landscaped tiered rear garden which is west facing with a patio terrace, neat lawn and a useful outside utility room. Unrestricted on street parking is available outside the property.



SITUATION

Melton Constable and adjoining Briston are situated in a popular thriving part of north Norfolk with a regular bus service providing access to Holt, Norwich, Fakenham and King's Lynn. The villages have a range of amenities including a general store/post office, celebrated butcher, bakery, bistro, public house and a garage and there is also a primary school and a doctor's surgery.

The pretty Georgian town of Holt is approximately 3 miles away and offers a further range of facilities including a primary school and the renowned Gresham's public schools. The North Norfolk Coast is nearby with Blakeney and Sheringham within easy driving distance. The Cathedral City of Norwich, and regional centre of East Anglia, is approximately 20 miles away with its rail service to London Liverpool Street and international hub airport.

ENTRANCE HALL

3.00m x 1.13m (9' 10" x 3' 8")

A partly glazed composite door leads from the front of the property into the entrance hall with space for coat hooks and shoe storage etc, radiator. Doors to the sitting room and dining room.

SITTING ROOM

3.56m x 3.05m (11' 8" x 10' 0")

Fireplace housing a wood burning stove on a stone hearth, radiator and a window to the front.

DINING ROOM

4.80m x 2.97m (15' 9" x 9' 9")

A spacious dining room with a feature former fireplace, radiator, vinyl flooring and ceiling spotlights. Staircase leading up to the first floor landing and an alcove to the bathroom. Wide opening to:

KITCHEN

2.84m x 2.39m (9' 4" x 7' 10")

A range of contemporary gloss base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated appliances including an oven with an induction hob over and stainless steel and glass extractor hood, fridge, freezer and dishwasher.

Fitted shelving, recessed ceiling lights, roof lantern providing plenty of natural light and UPVC French doors leading outside to the rear garden.



GROUND FLOOR BATHROOM

2.64m x 1.61m (8' 8" x 5' 3")

A white suite comprising a panelled bath with a shower mixer tap and shower curtain, wall mounted wash basin and WC. Tiled splashbacks, vinyl flooring, chrome towel radiator, built-in storage and a window to the rear with obscured glass.

FIRST FLOOR LANDING

Partly galleried landing with a window to the rear, ceiling spotlights, radiator and doors to the 3 bedrooms.

BEDROOM 1

3.97m x 3.01m (13' 0" x 9' 11")

Radiator, loft hatch and a window overlooking the rear garden.

BEDROOM 2

3.05m x 2.51m (10' 0" x 8' 3")

Radiator and a window to the front.

BEDROOM 3

2.23m x 2.20m (7' 4" x 7' 3")

Currently used as a dressing room with a radiator and a window to the front.

OUTSIDE

Number 27 stands set back from Melton Street behind slate chipped frontage with space for planters and bounded by a picket fence with steps leading up to the front entrance door.

The west facing rear garden has been attractively landscaped with a patio terrace opening out from the kitchen French doors with outside tap and lighting, external oil-fired combi boiler and access to the outside utility room. Steps lead up to the main garden which is lawned with plant borders, fenced boundaries and a paved walkway to the rear where the plastic oil storage tank is located, timber garden shed and a screened area with space for refuse bin storage.

OUTSIDE UTILITY ROOM

1.47m x 0.90m (4' 10" x 2' 11")

Spaces and plumbing for a stacked washing machine and tumble dryer, window to the side and a partly glazed UPVC door to the patio terrace.

DIRECTIONS

Leave Fakenham on the A148 heading east towards Cromer for approximately 6 miles and turn right onto the B1354 signposted Melton Constable. Proceed into the village and take the second turning on the right into Melton Street where you will see number 27 immediately on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

TENURE

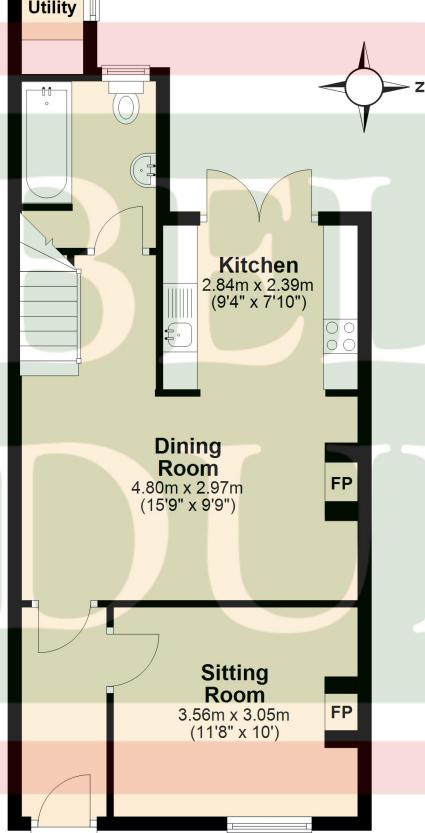
This property is for sale Freehold.

VIEWING

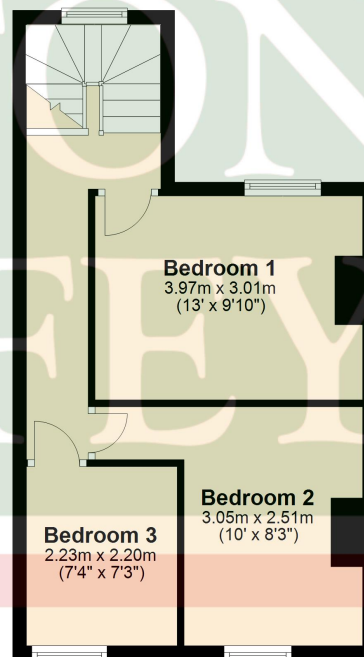
Strictly by appointment with the agent.



Ground Floor
Approx. 47.4 sq. metres (510.4 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 sq. feet)





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