



11 Kitchener Road, Melton Constable
Offers in Excess of £200,000

BELTON DUFFEY



11 KITCHENER ROAD, MELTON CONSTABLE, NORFOLK, NR24 2BN

An attractive Victorian terraced property of character offering spacious accommodation, gardens and parking in popular village location.

DESCRIPTION

This surprisingly spacious terraced cottage of character is offered for sale with no onward chain and further benefits from pleasant gardens and a private parking space to the rear.

The accommodation includes two large reception rooms, kitchen, utility/cloakroom, two double bedrooms and first floor bathroom. There is double glazing to most windows and oil fired central heating and two useful sheds at the rear.

Kitchener Road is a small cul-de-sac of similar properties off the main high street within easy walking distance of all village amenities.

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.

SITTING ROOM

3.99m x 3.85m (13' 1" x 12' 8")

Panelled front door with fanlight, double glazed bay window to front, feature ornate fireplace with tiled hearth and surround, twin shelved recesses, wood strip effect laminate flooring, radiator.

LOBBY

Staircase to first floor, wood strip effect laminate flooring.

DINING ROOM

3.99m x 3.3m (13' 1" x 10' 10")

Double glazed window to rear, feature cast iron fireplace, wood strip effect laminate flooring, twin shelved recesses, under stairs storage cupboard, radiator.



KITCHEN

2.86m x 2.40m (9' 5" x 7' 8 1/2")

Double glazed window to side, range of floor and wall mounted storage units, marble effect worksurfaces incorporating single drainer stainless steel sink unit with swivel mixer tap, complementary tiling, recess for range style cooker, tile effect cushion flooring, wall mounted central heating controls, ceiling recessed downlighters.

REAR LOBBY

Door to covered side passage, airing cupboard housing pre lagged hot water tank.

UTILITY/CLOAKROOM

2.23m x 1.88m (7' 4" x 6' 2")

Double glazed window to side, low flush wc, plumbing for automatic washing machine, floor standing oil fired boiler, worksurface with inset sink unit, tile effect cushion flooring.

LANDING

Access to loft space, wall mounted thermostat, doors to;

BEDROOM 1

3.99m x 3.12m (13' 1" x 10' 3")

Double glazed window to front, bulk head wardrobe cupboard, radiator.

BEDROOM 2

3.35m x 2.85m (11' 0" x 9' 4")

Double glazed window to rear, radiator.

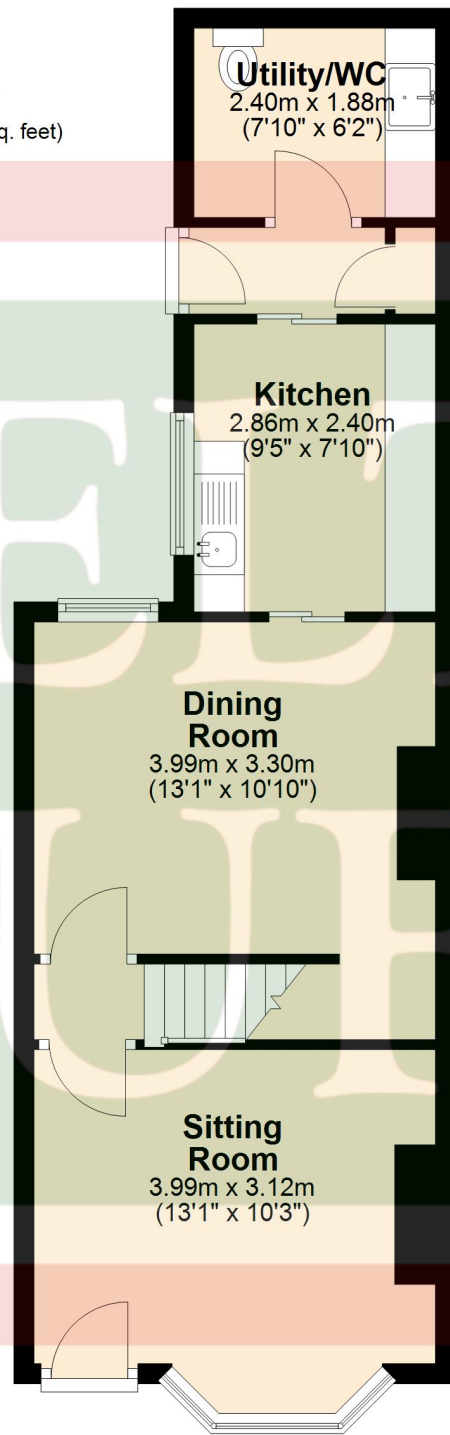
BATHROOM

Window to rear, suite comprising panelled bath with Mira shower over, pedestal wash basin and close coupled wc, attractive complementary tiling, radiator.

OUTSIDE

To the front of the property there is a small cottage garden and brick path to the front door. The rear garden is private with a gravel covered ornamental area and larger area with flower borders and mature shrubs. Productive fruit trees, oil storage tank, two sheds (one with power connected), gravel covered parking area for one vehicle, fencing to boundary.

Ground Floor
Approx. 43.9 sq. metres (472.0 sq. feet)



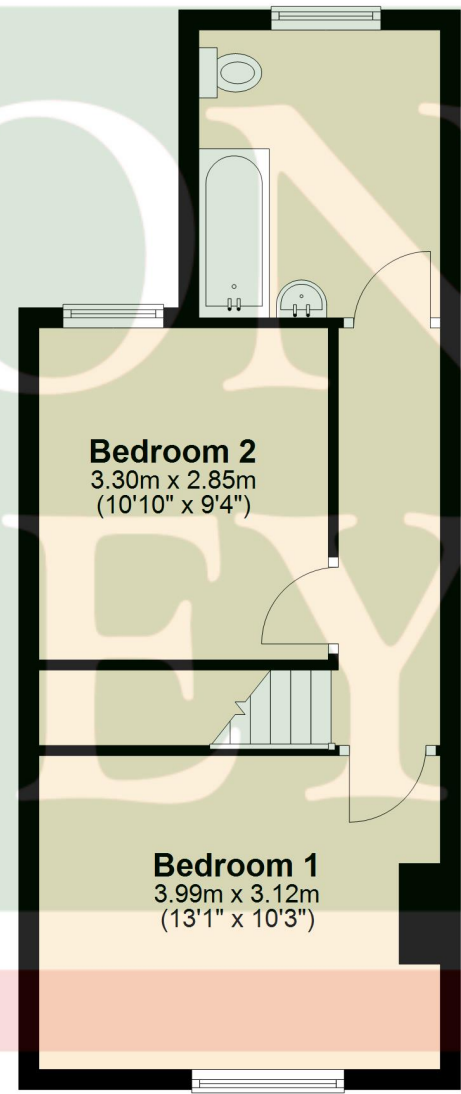
Utility/WC
2.40m x 1.88m
(7'10" x 6'2")

Kitchen
2.86m x 2.40m
(9'5" x 7'10")

Dining Room
3.99m x 3.30m
(13'1" x 10'10")

Sitting Room
3.99m x 3.12m
(13'1" x 10'3")

First Floor
Approx. 37.0 sq. metres (398.3 sq. feet)



Bedroom 2
3.30m x 2.85m
(10'10" x 9'4")

Bedroom 1
3.99m x 3.12m
(13'1" x 10'3")

Total area: approx. 80.9 sq. metres (870.4 sq. feet)

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 left into Kitchener Road where you will see number 11 half way down the road on the left-hand side as identified by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

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.





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