



3 Hastings Close, Melton Constable
Guide Price £215,000



3 Hastings Close

Melton Constable,
Norfolk, NR24 2DR



A very well presented modern two bedroom semi detached home with gardens and parking in popular village location. No onward chain.

DESCRIPTION

Quietly situated in a pleasant cul-de-sac on the approaches to the popular village of Melton Constable, close to open countryside and village amenities this very well presented modern semi-detached is offered for sale with vacant possession and no onward chain.

The accommodation includes a useful entrance lobby, spacious dual aspect living room, well fitted kitchen/breakfast room, two double bedrooms and bathroom with over bath shower. The property is heated with modern electric radiators and has double glazing as well as ample storage space.

To the front there are neat lawned gardens and tandem gravel covered parking for 2 vehicles. The rear garden is enclosed and hard landscaped for ease of maintenance with a flagstone patio area and shrub borders.

Offered for sale with no onward chain, this property would make a fantastic first purchase or buy to let investment.

GROUND FLOOR

A twin light UPVC front door leads to a useful entrance lobby and through to the bright, spacious dual aspect living room, which has ample space for seating and dining as well as a large understairs storage cupboard. The well fitted kitchen/breakfast room runs across the back of the house with access to and overlooking the garden, there is space for a breakfast table and the staircase rises to the first floor from this room.



what3words: ///segments.spearhead.national

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

There is an over stairs airing cupboard on the landing and doors leading to the first bedroom with front aspect, second bedroom with garden aspect to the rear and the bathroom which has a shower over the bath.

OUTSIDE

To the front of the property there are neat lawned gardens and gravel covered tandem parking for 2 vehicles. There is pedestrian access to the side of the property and gated access leading to the neat, enclosed and hard landscaped rear garden which enjoys a high degree of privacy with flagstone patio area, raked gravel ornamental areas and inset mature shrubs, all designed for low maintenance.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band E.

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

TENURE

This property is for sale Freehold.

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SITUATION

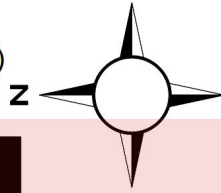
Melton Constable is a well-served and historic North Norfolk village, best known for its distinctive former railway works and strong sense of community. The village offers a good range of local amenities including shops, public houses, primary school, village hall, church and medical facilities, making it a popular choice for families and those seeking a village with everyday conveniences.

Surrounded by attractive countryside, Melton Constable provides excellent access to walking and cycling routes, while being conveniently positioned for the North Norfolk coast. The beaches and coastal paths at Wells-next-the-Sea, Blakeney and Cley-next-the-Sea are within easy reach, as are the nearby market towns of Holt and Fakenham, which offer a wider range of independent shops, cafés and leisure facilities.

With its combination of local amenities, community atmosphere and excellent access to both countryside and coast, Melton Constable remains a desirable and practical location in North Norfolk.

Ground Floor

Approx. 27.8 sq. metres (298.7 sq. feet)



Kitchen/Breakfast Room

3.60m x 2.50m
(11'10" x 8'2")

Living Room

4.80m x 3.60m
(15'9" x 11'10")

First Floor

Approx. 26.6 sq. metres (286.4 sq. feet)

Bedroom 2

3.60m x 2.36m
(11'10" x 7'9")

Bedroom 1

3.60m x 2.79m
(11'10" x 9'2")

Total area: approx. 54.4 sq. metres (585.1 sq. feet)



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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