



30 Burgh Beck Road, Melton Constable
Guide Price £200,000

BELTON DUFFEY



30 BURGH BECK ROAD, MELTON CONSTABLE, NORFOLK, NR24 2DQ

A charming mid terrace Victorian cottage with characterful 2 bedroom accommodation, situated on the edge of this amenity rich village. No chain.

DESCRIPTION

Offered for sale with no onward chain, 30 Burgh Beck Road is a charming mid terrace Victorian cottage situated in a Conservation Area at the end of a no through road on the outskirts of the conveniently located and amenity rich village of Melton Constable. The property has characterful accommodation which retains many period features including original fireplaces, pine 4 panel doors, sash windows and exposed pine floorboards. Further benefits include LPG-fired central heating and views over neighbouring allotment gardens.

A covered storm porch to the front of the property leads into the sitting room with a dining room, kitchen, cloakroom and rear lobby. Upstairs, the landing leads to 2 double bedrooms with a bathroom off bedroom 1.

Outside, 30 Burgh Beck Road has a small front garden and a larger garden to the rear which offers scope to create a parking space if required (subject to the necessary permissions).

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

3.80m x 3.11m (12' 6" x 10' 2")

A partly glazed timber entrance door with a storm porch over leads from the front garden into the sitting room with a recessed coir door mat. Fine original tiled open fireplace with a tiled hearth, radiator and a deep bay window overlooking the front garden. Door leading into:

STAIRWELL

Staircase leading up to the first floor landing and a door leading into:

DINING ROOM

3.8m x 3.36m (12' 6" x 11' 0")

Understairs storage cupboard, radiator, window overlooking the rear garden and a door leading into:



KITCHEN

2.68m x 2.31m (8' 10" x 7' 7")

A range of cream wall and base units with laminate worktops incorporating a white ceramic one and half bowl sink unit with a chrome mixer tap, tiled splashbacks. Integrated oven and ceramic hob with an extractor hood over, spaces and plumbing for a washing machine and fridge freezer. Window to the side and an opening to:

REAR LOBBY

Partly glazed timber door leading outside to rear garden, radiator and curtained off access to the cloakroom.

CLOAKROOM

1.05m x 1.03m (3' 5" x 3' 5")

Corner wash basin, WC and wall mounted LPG-fired boiler.

FIRST FLOOR LANDING

Period partly glazed doors with obscured glass to both bedrooms.

BEDROOM 1

3.8m x 3.36m (12' 6" x 11' 0")

Period cast iron fireplace, radiator, exposed pine floorboards, window overlooking the rear garden and a door leading into:

BATHROOM

2.95m x 2.34m (9' 8" x 7' 8")

A white suite comprising a shaped bath with an electric shower over and shower curtain, pedestal wash basin, WC. Built in airing cupboard with a louvre door, chrome towel radiator, tiled splashbacks and a window overlooking the rear garden.

BEDROOM 2

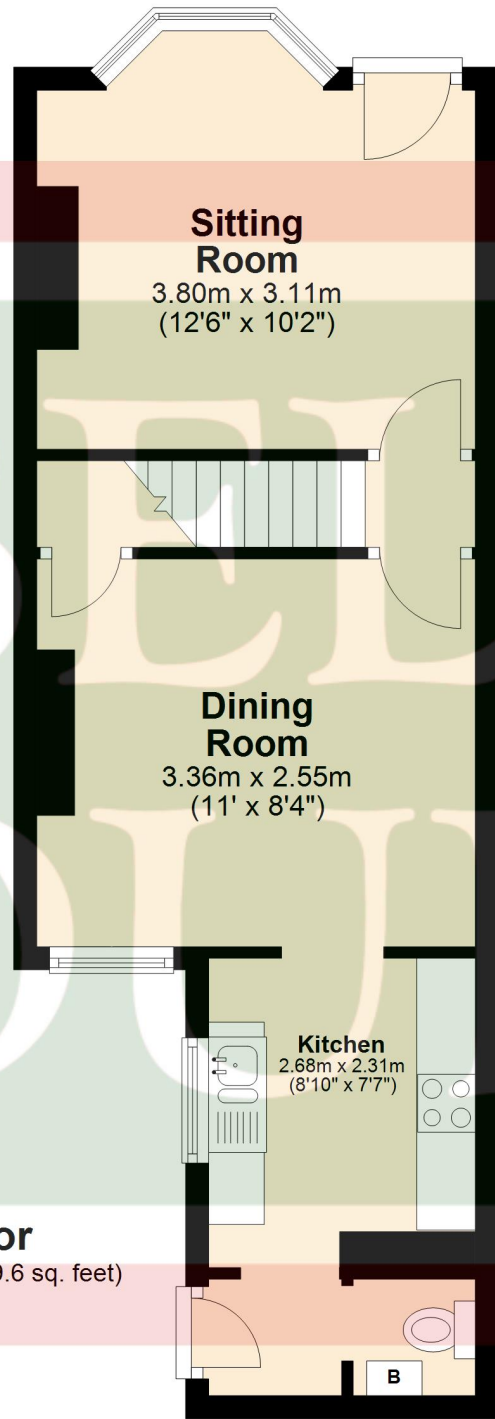
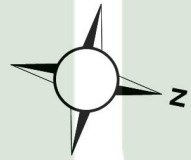
3.8m x 3.11m (12' 6" x 10' 2")

Period cast iron fireplace, built-in storage cupboard, radiator, exposed pine floorboards and a window to the front of the property.

OUTSIDE

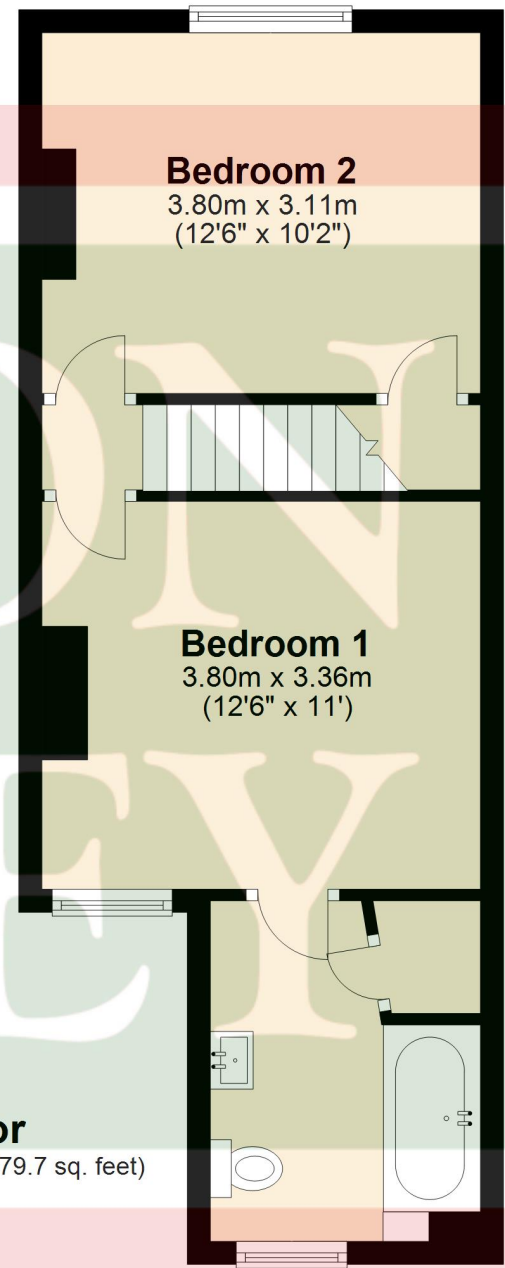
30 Burgh Beck Road is set back from the road behind a small barked front garden with space for bin storage etc and shrub borders. A concrete pathway leads to the front entrance door with a storm porch over.

The rear garden is currently in an overgrown state comprising a lawn, shrub borders, shed, fenced and walled boundaries and storage area for the LPG bottles providing central heating. A private lane to the rear of the garden offers the scope to create a parking space in the garden if required (subject to any necessary permissions).



Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)

Total area: approx. 73.3 sq. metres (789.3 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 continuing for 400 yards and take the turning on the left into Burgh Beck Road where number 30 can be found towards the end, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

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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