Arnolds | Keys

3 West End, Briston, Melton Constable, NR24 2HY

Price Guide £315,000

- No onward chain
- Beautifully presented
- Two reception rooms
- Garage and off road parking
- Epitome of a flint and brick cottage
- Three bedrooms (two interconnect)
- Beautiful gardens
- Oil fired central heating and wood burning stove

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

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We are delighted to be entrusted with the sale of this delightful property; the epitome of a true Norfolk Flint and Brick Cottage. The property enjoys an attractive Village setting and stands in very neat gardens including off-road parking and a garage. The accommodation is beautifully proportioned and excellently presented with a mix of traditional charm and modern improvements. The property has full oil fired heating supplemented by a wood burning stove and sealed unit glazing.

Briston itself is a lovely Village community with a Convenience Store, Butchers and Village Pub. The popular market town of Holt is just five miles distant.

3 1 2 E

Council Tax Band: B

ENTRANCE VERANDAH
Part glazed entrance door leading to:

ENTRANCE LOBBY
Windows to front and side. Tiled floor, coats hanging space, part glazed door to:

DINING ROOM
Window to side aspect, radiator, oak flooring. Door to:

SHOWER ROOM
Corner shower enclosure with electric independent shower, pedestal wash basin, close coupled w.c., chrome heated towel rail/radiator, two windows to side and rear.

KITCHEN
Beautifully fitted with a bespoke range of oak base cabinets with a granite worksurface and tiled splashbacks. Further built-in store cupboard. Inset sink with mixer tap, window opening to conservatory, concealed oil boiler providing central heating and domestic hot water, point for electric cooker, tiled floor. Part glazed door opening to:

CONSERVATORY
Of UPVC framed construction on brick base with glazed entrance door, glass roof and radiator.

SITTING ROOM
With windows and part glazed door to front aspect, door to kitchen. Feature redbrick fireplace housing large wood burning stove. Polished wood floor, two radiators, provision for TV, turning staircase to first floor with understairs recess.

FIRST FLOOR

LANDING
Step down to:

BEDROOM 1
With window to rear aspect, sloping ceiling with exposed ceiling timbers, radiator, large walk-in wardrobe with further fitted cupboard within.

BEDROOM 2
Bespoke built in double bed with drawer units below, radiator, window to front aspect, built in wardrobe with store cupboard above, matching vanity unit with wash hand basin. Door to:

BEDROOM 3
Radiator, window to front aspect.

OUTSIDE
Timber GARAGE with twin entrance doors, personal side door, electric light and power point. Timber SUMMER HOUSE, Timber covered PERGOLA with seat.

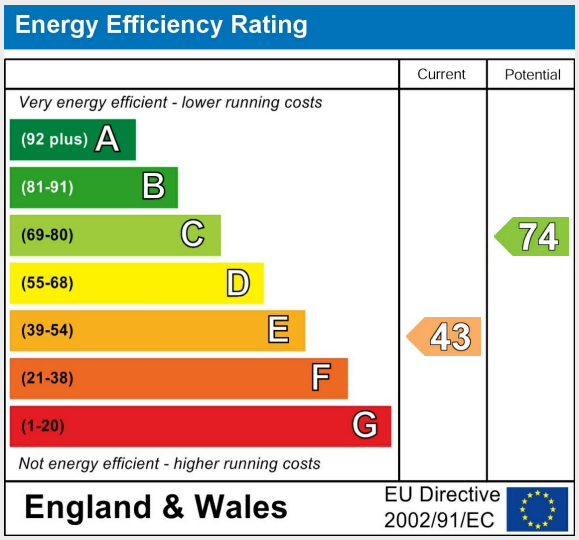
GARDENS
The property has a shingled driveway leading to the garage and providing additional off-road parking. Pathways then lead to the beautifully landscaped and well established gardens with two lawned areas, well-stocked, raised flower and shrub beds and paved patio area.

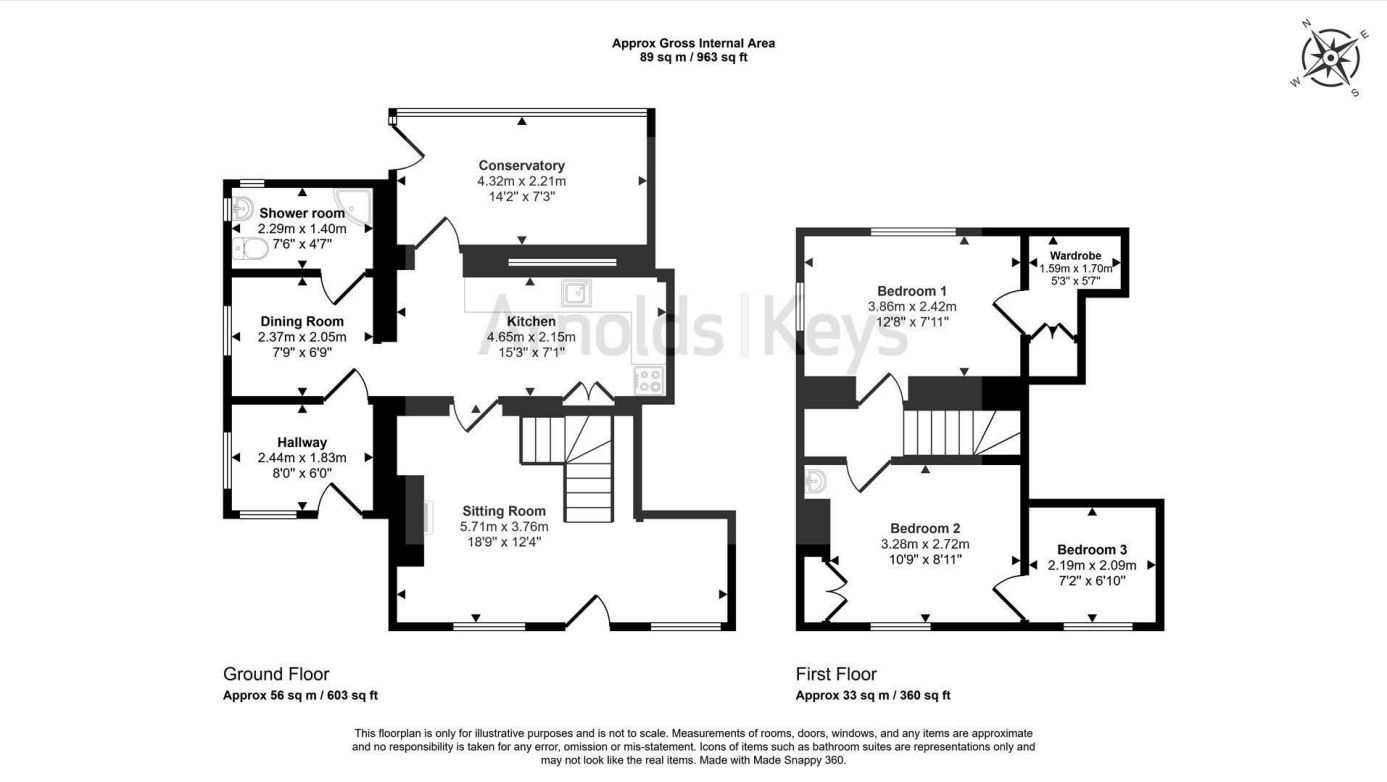
AGENTS NOTE
The property has mains electricity, water and drainage connected and has a Council Tax Rating of Band B.

Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

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