



Fakenham Road, Briston, MELTON CONSTABLE, NR24 2HL

welcome to

Fakenham Road, Briston, MELTON CONSTABLE

Charming 2-bed home in Briston, originally a 3-bed, with solar panels and air source heat pump. Featuring a generous rear garden and powered timber studio, ideal as a home office, gym or art space, offering energy-efficient living with flexibility and village convenience.



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Electric Heating - Air Source Heat Pump.

Accommodation

Entrance Porch

Tiled flooring. Double-glazed window to the front with door to the side. Beams.

Entrance Hall

Carpeted flooring.

Lounge

Carpeted flooring. Fireplace with wood burner. Double-glazed window to the front. Radiator.

Kitchen

Vinyl flooring. Fitted with wall and base units, Smeg integrated oven with electric hob and stainless-steel extractor fan, stainless-steel sink drainer and a pantry cupboard. Space for fridge freezer and washing machine. Double-glazed window to the rear. Radiator.

Conservatory/Garden Room

Vinyl flooring. Door to the bathroom. Double-glazed doors to the garden. Radiator.

Bathroom

Vinyl flooring. Fitted with WC, wash hand basin and corner bath with electric shower over. Double-glazed obscured window to the side. Radiator. Access to controls for the solar panels.

First Floor

Bedroom One

Carpeted flooring. Double built-in closet. Double-glazed window to the front. Radiator.

Bedroom Two

Carpeted flooring. Double-glazed window to the rear. Access to the loft. Radiator.

En-Suite/Dressing Room

Wooden floorboards. Fitted with WC, wash hand basin and built-in wardrobes. Double-glazed window to the rear. Radiator.

Outside

Rear Garden

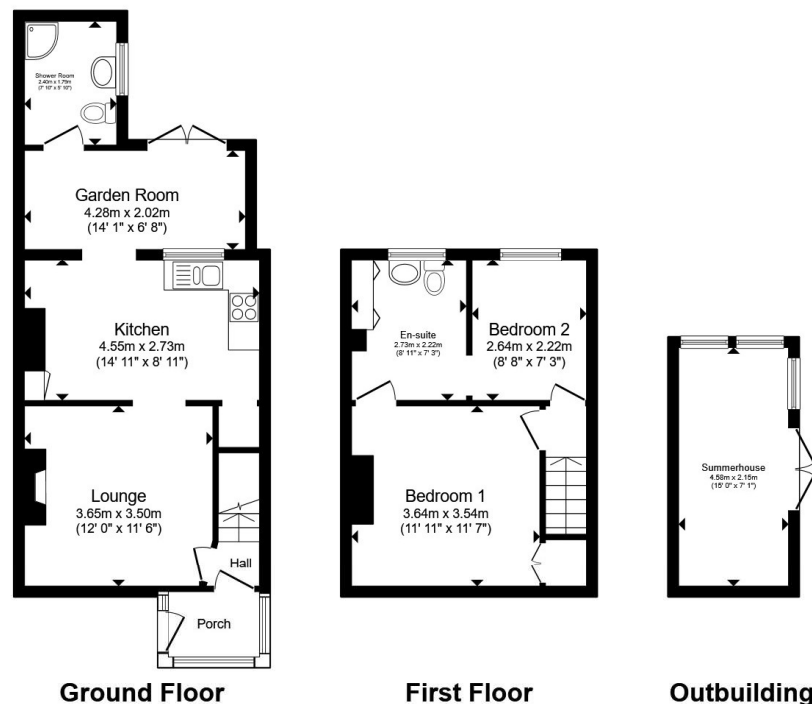
Established garden with flowers, vegetable patch, patio and 2 sheds.

Outbuildings

Studio with power and lights. Double-glazed doors and windows.

Special Features

Air Source Heat Pump.
Solar Panels owned outright.
Loft with ladder.



Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Fakenham Road, Briston, MELTON CONSTABLE

- Two-Bedroom Mid-Terraced Home
- Choice to Convert to Three-Bedrooms
- Spacious Rear Garden
- Timber-Framed Studio with Power and Lighting
- Solar Panels and Air Source Heat Pump

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108873 - 0002

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