



47 Fakenham Road, Briston, Melton Constable, NR24 2HL

Price Guide £215,000

- Mid-terraced, cottage-style property
- Adaptable accommodation
- Photovoltaic panels at rear
- Large timber studio
- Off-Road parking space
- Air source heat pump
- Large rear garden
- Inspection welcome



# 47 Fakenham Road, Briston, Melton Constable, NR24 2HL

A truly deceptive, mid-terraced property located in this popular village and within walking distance of the Village Stores. The property is arranged as a cottage-style dwelling and has a large garden and studio at the rear. Heating is provided by an air-source heat pump which, combined with the photovoltaic panels makes for an energy efficient home.

Formerly a three bedroom property, the current occupier has converted one of the bedrooms to a dressing room/cloakroom which could easily be re-instated if necessary.



Council Tax Band: B





## ENTRANCE PORCH

Part glazed composite entrance door, UPVC window to front aspect, exposed ceiling timbers, coat hanging space, further part glazed door opening to:

## LOBBY

Stairs to first floor, door to:

## SITTING ROOM

Window to front aspect, central fireplace recess with bressummer beam above and housing wood burning stove. Provision for TV, radiator. Door to:

## KITCHEN/DINER

Comprehensive range of shaker style base and wall cabinets with laminated work surfaces, inset electric hob with stainless steel hood above and built in oven beneath, inset double bowl sink unit, understairs storage cupboard, space for fridge/freezer with additional fitted cupboards.

## GARDEN ROOM

Radiator, part vaulted glass roof, window to kitchen/diner, French doors to rear garden. Door to:

## BATHROOM

Three piece suite of corner bath with independent electric shower above, pedestal wash basin, both with mosaic tiled splashbacks, close coupled w.c., radiator.

## LANDING

## BEDROOM 1

Radiator, window to front aspect, built in wardrobe cupboard. Door to:

## DRESSING ROOM/CLOAKROOM

(Formerly bedroom three) Window to front aspect, cupboard housing pressurised hot water cylinder, radiator, close coupled w.c. (with macerator). pedestal wash basin.

## BEDROOM 2

Window to front aspect, radiator, access to roof space.

## OUTSIDE

To the front of the property is a brick weaved off-road parking space. The rear garden is large and

arranged in various sections. A path leads to a small paved area with the air source heat pump. This then leads to the fully insulated timber STUDIO with electric supply and lighting. This area then leads to a vegetable garden and a further gated section which has been arranged with a gravelled patio for sun lounging etc. There is a timber GARDEN SHED and aluminium GREENHOUSE.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage and has a Council Tx Rating of Band B.





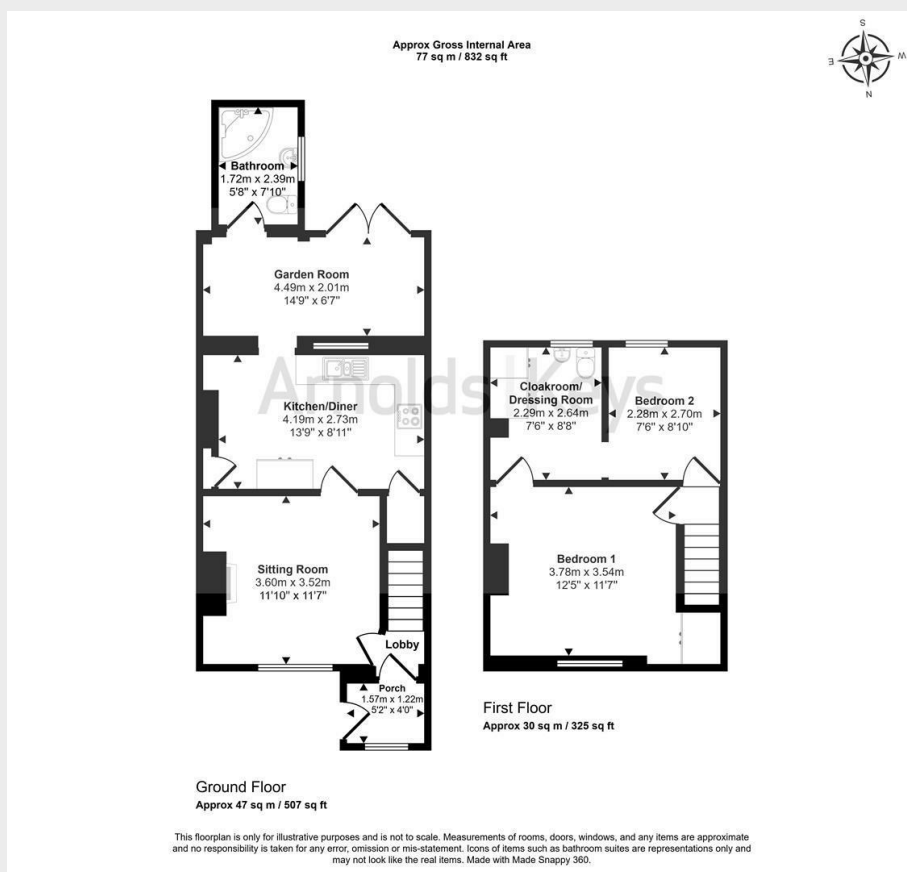
## Viewings

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

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.



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

coastal@arnoldskeys.com  
www.arnoldskeys.com