

# Arnolds | Keys



**6 The Close, Swanton Novers, Melton Constable, NR24 2QX**

**Guide Price £300,000**

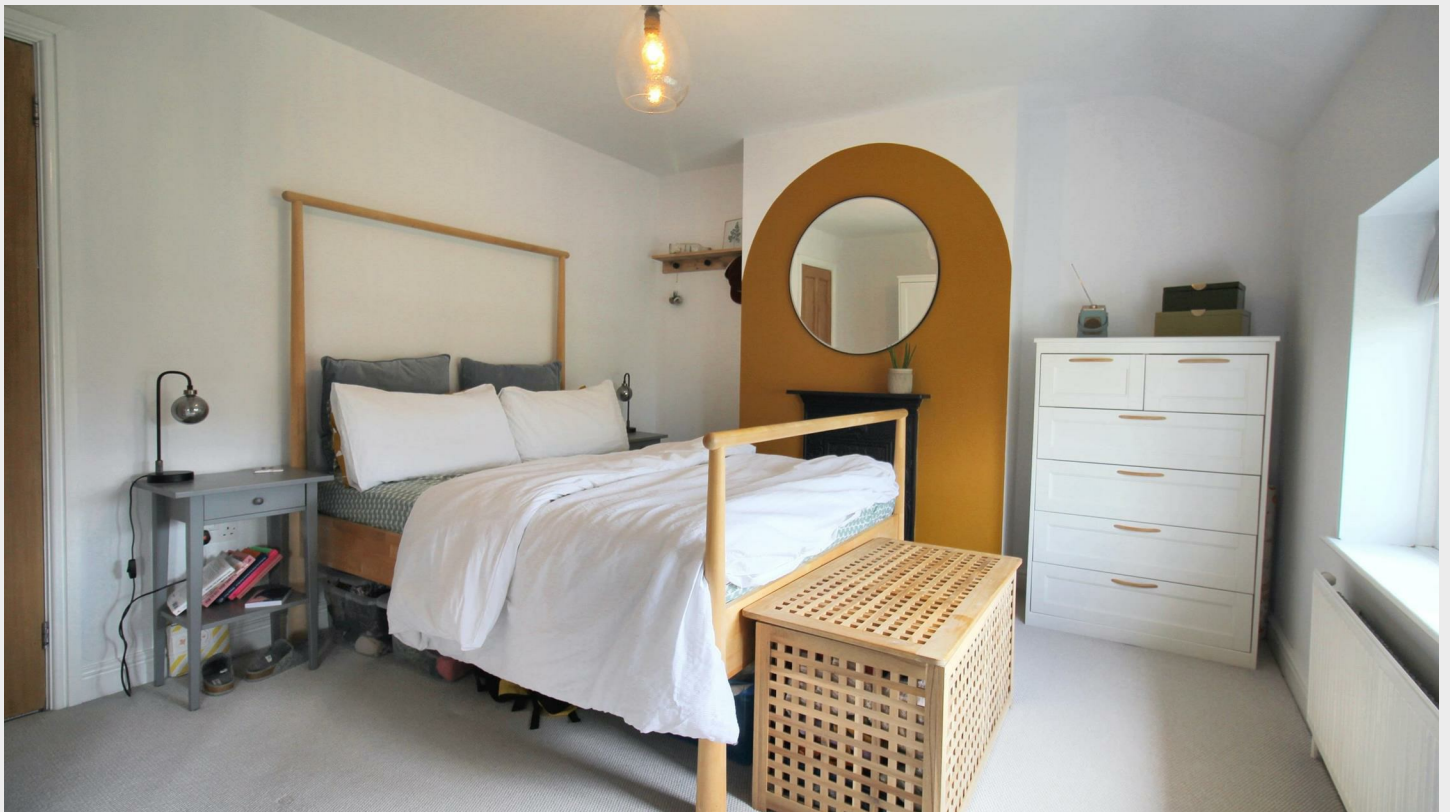
- BEAUTIFULLY PRESENTED
- CONTEMPORARY AND BRIGHT ACCOMMODATION
- MEADOW VIEWS TO REAR
- IDYLIC LOCATION
- THREE BEDROOMS
- LARGE REAR GARDEN
- LOUNGE DINER
- EXTERNAL STORE ROOMS

# 6 The Close, Melton Constable NR24 2QX

A beautifully presented three bedroom semi detached home, offering bright and modern accommodation in the picturesque village of Swanton Novers. The property offers front and rear gardens and meadow views to the rear.



Council Tax Band: B



## **DESCRIPTION**

This fantastic family home is ideally positioned in the heart of the idyllic village of Swanton Novers, less than 10 miles from the beautiful North Norfolk coast line, close to amenities at Melton Constable and between the market towns of Holt and Fakenham. The property boasts beautifully presented, contemporary and bright accommodation with a lounge diner, kitchen, family bathroom and three bedrooms; one with an ensuite WC.

The home also features a front and generous sized rear garden; with external store rooms and a seating area offering a peaceful spot to enjoy the views to the meadow beyond.

## **ENTRANCE**

UPVC door to front entrance, stairs to first floor and door to:

## **LIVING ROOM**

Dual aspect room with double glazed windows to front and two to rear, laminate flooring, built in under stairs storage cupboard, inglenook fireplace housing wood burning stove, two radiators.

## **REAR HALLWAY**

Laminate flooring continued, built in pantry cupboard, radiator, UPVC door to rear garden.

## **BATHROOM**

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with electric Triton shower over, wash hand basin, WC, vinyl tile effect flooring, shaver charging point, radiator, extractor fan.

## **KITCHEN**

Dual aspect room with double glazed window to front and side aspect, fitted with base units with laminate timber effect work surface over, ceramic sink with drainer, fitted electric oven with electric hob and cooker hood over, integrated fridge, space and plumbing for a washing machine, laminate flooring continued.

## **FIRST FLOOR LANDING**

Carpet flooring, radiator, double glazed window to side aspect.

## **BEDROOM ONE**

Double glazed window to front aspect, carpet flooring, radiator, feature fireplace, door to;

## **ENSUITE WC**

Fitted with a WC, corner wash hand basin, vinyl flooring.

## **BEDROOM TWO**

Double glazed window to rear aspect, carpet flooring, radiator, airing cupboard with shelving units.

## **BEDROOM THREE**

Double glazed window to side aspect, carpet flooring, radiator.

## **EXTERNAL**

The front garden of the property is laid to lawn and is accessed through a low level gate with steps and a pathway leading to the front door. There is side access to the rear garden which is of a generous size and offers a patio seating area with a shingled seating area at the rear of the garden over looking the meadow behind. There are also two attached brick built store rooms. There is on road parking to the front of the property along with a shared parking area opposite.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: B



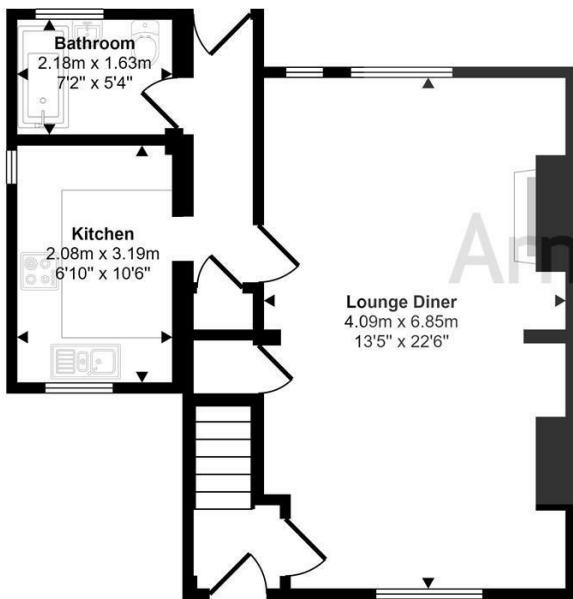
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

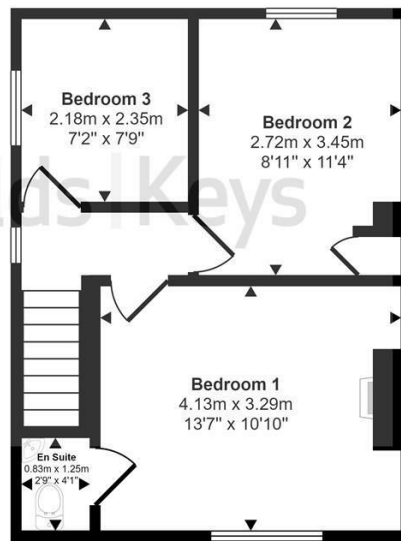
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			56
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

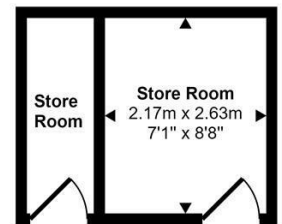
Approx Gross Internal Area  
90 sq m / 972 sq ft



Ground Floor  
Approx 47 sq m / 510 sq ft



First Floor  
Approx 34 sq m / 370 sq ft



Outbuildings  
Approx 9 sq m / 92 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

