

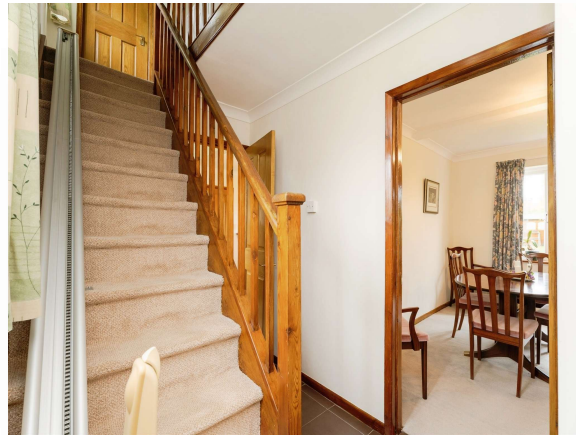


Springfield, Gunthorpe, Melton Constable, NR24 2AH

welcome to

Springfield, Gunthorpe, Melton Constable

Three-bed semi-detached home backing onto Gunthorpe Estate meadowland with stunning views. Offering spacious living, generous gardens and ample parking, all within easy reach of Holt and Fakenham. Perfect for families seeking countryside charm with everyday convenience nearby.



Agent Notes

Please note that the AML Fee covers 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.

Section 157 North Norfolk restriction - the buyer of the property has to have lived or worked in the area for a period of three years before applying to buy the property.

Entrance Hall

Built in cupboard, stairs to the first floor and double glazed door to the front.

Lounge

14' 1" x 18' 2" (4.29m x 5.54m)

Open fireplace with a marble hearth, TV point, fitted cupboard and double glazed window to the front and rear.

Dining Room

9' 9" x 11' 9" (2.97m x 3.58m)

Radiator and double glazed window to the rear.

Kitchen / Diner

8' 4" x 15' 7" (2.54m x 4.75m)

Kitchen with wall and base units, space for free standing oven, butler sink with mixer tap, plumbing for washing machine and dishwasher, tiled floor and double glazed window to the front and rear.

Cloakroom

WC and double glazed window to the front.

Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m)

Fitted wardrobe, airing cupboard and double glazed window to the rear.

Bedroom Two

11' x 11' 6" (3.35m x 3.51m)

Fitted wardrobe and double glazed window to the rear.

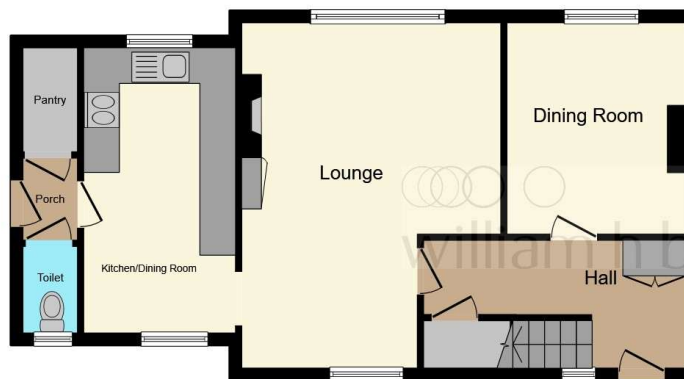
Bedroom Three

9' 9" x 7' (2.97m x 2.13m)

Fitted wardrobe and double glazed window to the front.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, tiled walls, towel rail and double glazed window to the front.



Ground Floor



First Floor

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.focalagent.com



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welcome to

Springfield, Gunthorpe, Melton Constable

- FAMILY HOME IN THE COUNTRYSIDE
- MEADOW VIEWS
- AMPLE OFF ROAD PARKING
- LARGE REAR GARDEN
- THREE SIZEABLE BEDROOMS

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108372 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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