



Briston Lodge, Holt Road, Briston, NR24 2HR - £475,000



Property Features

- Imposing Detached Residence
- Garden in Excess of 1 Acre STMS
- Four/Five Bedrooms
- Four Reception Rooms
- Potential Annex/Holiday Accommodation

Arnolds Keys are delighted to offer this handsome, imposing, detached family residence located on the outskirts of the popular village of Briston. The property has been sympathetically extended over the years by the current owners and now boasts, four/five bedrooms, four reception rooms and three bathrooms. The garden and plot in which the property sits (just in excess of an acre STMS) is truly stunning. The formal gardens have been lovingly kept and manicured. In addition, the property also offers the potential of alternative accommodation to the rear of the garage. Currently used as office/studio space it could easily be converted into either a holiday let or an annexe. Other benefits include a ground source heat pump, PV solar panels, UPVC double glazed windows throughout and ample off road parking on the driveway. Viewing is highly recommended to all serious parties. EPC RATING D.



ENTRANCE PORCH

Two sealed unit double glazed windows to side aspects, electric heater, door leading into

ENTRANCE HALL

Built-in eye level storage cupboard housing meters, radiator.

LIVING ROOM

17' 5" max x 14' 9" (5.31m x 4.5m) Sealed unit double glazed window to rear aspect, recessed shelving and storage, tiled fireplace with wooden mantelpiece over housing gas fire, double doors leading into the conservatory, two radiators.

DINING ROOM

11' 8" x 10' 9" (3.56m x 3.28m) Sealed unit double glazed window to front aspect, radiator.

KITCHEN AND UTILITY

17'8" x 8'8" and 6'9" x 6'3" Kitchen Area

Sealed unit double glazed window to rear aspect, door leading out onto rear garden, tiled floor, fitted kitchen comprising a range of modern high gloss wall and base units with work surfaces over, inset sink and drainer with mixer tap over, tiled splashbacks, built-in electric oven and grill, five ring gas hob with extractor fan over, space and plumbing for dishwasher, radiator, open plan to

Utility Area

Sealed unit double glazed window to front aspect, space and plumbing for washing machine and fridge/freezer, ground source heat pump control centre and water tank, radiator.

CONSERVATORY/BREAKFAST ROOM

13' 7" x 13' 1" (4.14m x 3.99m) Of part brick and UPVC construction with a pitched roof, doors leading out onto garden.

SHOWER ROOM

Sealed unit double glazed window to front aspect, WC, wash handbasin, shower cubicle, radiator.



INNER HALL

Staircase to first floor with under stairs storage, built-in larder cupboard, electric storage heater and radiator.

STUDY

8' 7" x 7' 9" (2.62m x 2.36m) Two sealed unit double glazed windows to front aspect, built-in shelving, electric storage heater and radiator.

SNUG

12' 0" x 11' 9" (3.66m x 3.58m) Large sealed unit double glazed window to side aspect, tiled fireplace with wooden mantelpiece







over housing a wood burner, radiator.

FIRST FLOOR LANDING

Sealed unit double glazed window to side aspect, recessed shelving, radiator.

MASTER BEDROOM

18'4" x 14'5" max Sloping ceiling, three windows to front and rear aspects, two radiators, leading into

Walk-in Wardrobe 10'6" x 7'8"

Two sealed unit double glazed windows, built-in storage, hanging and shelving, radiator.

EN-SUITE SHOWER ROOM

8'2" x 5'6" (2.49m x 1.68m) Sealed unit double glazed window to front aspect, tiled floor, WC, vanity unit housing wash handbasin, double shower cubicle, heated towel rail.

BEDROOM 2

14'1" x 9'9" (4.29m x 2.97m) Large sealed unit double glazed window to rear aspect, radiator.

BEDROOM 3

12'6" x 11'2" (3.81m x 3.4m) Two sealed unit double glazed windows to side aspect, access to loft space, built-in over bed storage, radiator.

BEDROOM 4

10'0" x 8'3" (3.05m x 2.51m) Sealed unit double glazed window to front aspect, radiator.

BATHROOM

8'7" x 7'6" (2.62m x 2.29m) Sealed unit double glazed window to front aspect, WC, panelled bath, two wash handbasins, shower cubicle, radiator.

STUDIO

15'9" x 10'4" (4.8m x 3.15m) With games room above, window to

side and rear aspects, electric heater.

GAMES ROOM

16'5" x 14'7" (5m x 4.44m) Window to rear aspect, electric heater.

GARAGE AND OUTSIDE

16'8" x 16'5" (5.08m x 5m) With double doors and roof top PV solar panels.

The property is approached via a sweeping shingled driveway, providing ample off-road parking, which in turn leads to the detached double garage and to the front entrance door. Gated access is provided to the delightful rear garden, which is mainly laid to lawn, inset with well tended shrub/flower bed borders, mature shrubs and trees, various pathways and low brick walling, two ponds at the bottom of the garden, two large garden sheds, a summerhouse and a lovely paved terrace.

AGENTS NOTE

Services: Mains water, electricity and drainage are connected. Heating is supplied via ground source heating with electric storage heaters to some rooms and a wood burner in the snug. There is also calor gas for cooking and the gas fire in the living room. PV solar panels are installed on the roof of the garage.

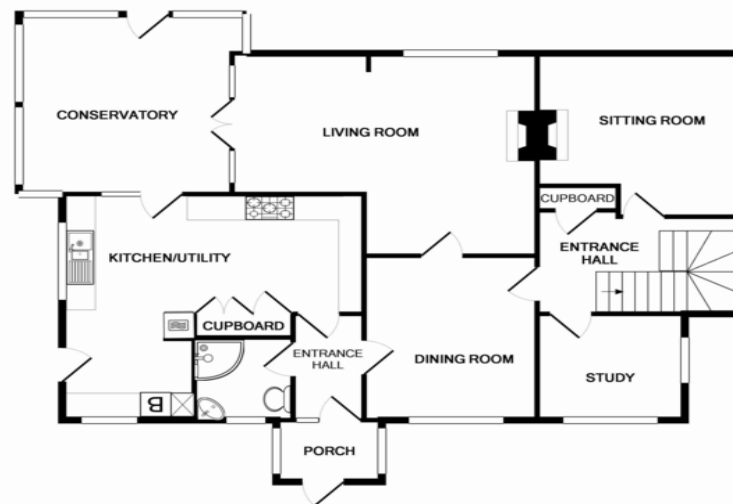
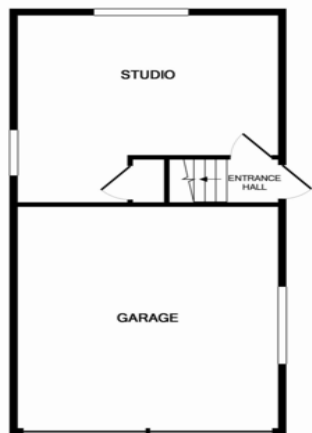
Council Tax Band: E

VIEWING

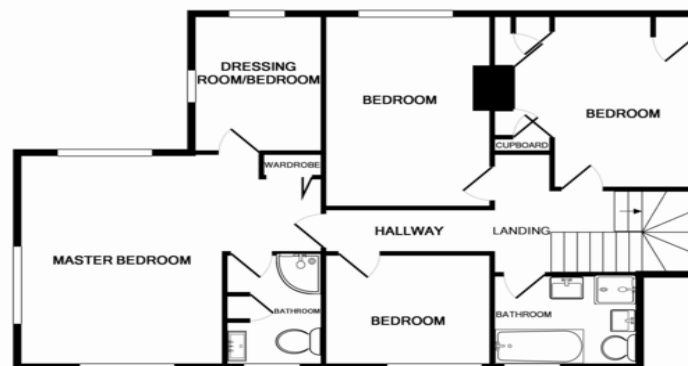
Strictly by appointment with Arnolds Keys Holt on 01263 713966

DIRECTIONS

From Holt High Street proceed to the roundabout and take the second exit signposted Norwich. After a round 1/4 of a mile turn right where signposted Hunworth Quarry. Continue along through the village of Hunworth towards Briston. Just before reaching the crossroads the property can be found on the left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 1610 SQ.FT.
(149.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1111 SQ.FT.
(103.2 SQ.M.)

BRISTON LODGE HOLT RD BRISTON NR24 2HR
TOTAL APPROX. FLOOR AREA 2721 SQ.FT. (252.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2015



Arnolds Keys Collection
4 High Street
Holt

www.arnoldskkeys.com
holt@arnoldskkeys.com
01263 713966

Monday - Friday: 9am-5.30pm
Saturday: 9am-4pm
Sunday- Closed

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.