



Jewel Close,  
Briston

**SOWERBYS**

A two bedroom semi detached house located on a popular development within the thriving North Norfolk village of Briston. Available July 17th on an initial 12 month tenancy. Upon arrival, prospective tenants are immediately welcomed into an entrance porch providing access to the ground floor accommodation. The cosy sitting room within the property provides versatile dimensions allowing for all traditional contents and furnishings. The modern fitted kitchen, home to an abundance of cupboard/worktop units is ideal for those looking to display their culinary skills. Offered with an integral electric oven/hob, the kitchen has space for a washing machine & fridge freezer. Stairs located in the sitting room lead prospective tenants to the first floor bedroom and bathroom accommodation. The primary bedroom is a spacious double room which allowing for all desired furnishings, enjoys an aspect out over the private enclosed garden. The second bedroom, another comfortable double room could alternatively be utilised as an office/study for those working remotely. Complimenting the bedrooms, the family bathroom comprises a shower over bath, wash basin & WC. The private rear enclosed garden features a low maintenance lawn and gravel area. Available July 17th on an initial 12 month tenancy.

#### **BRISTON**

Briston is an old wool village between Fakenham and Holt with easy

access to the North Norfolk Coast, an Area of Outstanding Natural Beauty. There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office and a good Medical Practice. There is an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

#### **AGENTS NOTES**

No Pets

Unfurnished

Electric Heating

Available July 17th 2025

12 Month Initial Tenancy

#### **COUNCIL TAX**

Band B.

#### **ENERGY EFFICIENCY RATING**

C. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

#### **LOCATION**

What3Words - ///late.currently.tribes







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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