



Mill Road, Briston - NR24 2JF

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&
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HYBRID ESTATE AGENTS



Mill Road

Briston, Melton Constable

NO CHAIN. With extensive and HIGH QUALITY alterations and modernisation by the current owners, this DETACHED HOUSE is presented in fantastic decorative order. With a floor space reaching a little over 1716 Sq. ft (stms) and offering a versatile living space including a 16' SUN ROOM leading into a utility room, and stunning OPEN PLAN 19' KITCHEN/DINING ROOM with QUARTZ work surfaces, INTEGRATED APPLIANCES and wood effect Amtico flooring throughout most of the ground floor. Leading beyond the stairs for the first floor with GLASS BALUSTRADE is a W.C, fourth bedroom and SITTING ROOM with WOOD BURNER. The first floor gives way to a further three bedrooms, with a sizeable THREE PIECE FAMILY BATHROOM with the larger bedroom being a 20' space with WALK-IN WARDROBE and generous EN-SUITE. Externally, the property is presented in a low maintenance order while being the perfect SUN TRAP with OFF ROAD PARKING and GARAGE with loft room.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached House in Favoured Village
- High Quality Fixtures & Fittings
- Versatile Living Accommodation
- 19' Open Plan Kitchen/Dining Room
- Four Double Bedrooms
- Family Bathroom, En-Suite & W.C
- Wrap Around, Low Maintenance Garden
- Off Road Parking & Garage/Workshop

Briston has a wide range of local amenities and is popular North Norfolk Village close to the Glaven Valley situated approximately 4 miles south from the sought after Georgian town of Holt. Holt has a wide range of shops, boutiques and eating places. The North Norfolk Coast is 8 miles away to the North. Norwich is located 20 miles to the south of Briston.

SETTING THE SCENE

The property is approached by the street through a brick weave driveway leading through a five bar timber gate to the off road parking space suitable for multiple vehicles which comprises a carport and further seating area beyond all within the front garden space.



THE GRAND TOUR

Entrance to the property is found via the sun room to the front making a versatile space suitable for slipping off coats and shoes before heading into the property or an additional seating area for those with a busier home. Continuing forwards you will enter the recently redecorated and opened space complete with wooden effect Amtico flooring laid underfoot. Initially you are met with a utility space complete with plumbing for a washing machine inlet for a tumble dryer with matching quartz work surfaces as in the kitchen, additional storage and space for an American style fridge/freezer. Opening beyond here is the kitchen/dining room with a wide range of wall and base mounted storage set around quartz work surfaces giving way to integrated appliances including an induction hob, dual Neff ovens with warming drawer and combination microwave as well as a dishwasher. An island extends from the wall creating breakfast bar seating capabilities leading through to a sociable sitting/dining room area with wall mounted modern radiator and uPVC French double glazed doors onto the rear patio making this the ideal space for modern family living. Beyond this space is a central hallway with secondary access door into the garden and stairs towards the first floor with newly fitted glass balustrades. Directly ahead a ground floor WC can be found with wall mounted radiator and vanity storage whilst a ground floor bedroom emerges to your left with all carpeted flooring underfoot and large uPVC double glazed window into the rear garden. Finally on the ground floor a generously sized dual aspect sitting room creates the ideal space for cosier evenings with a cast iron woodburner set within a feature fireplace with tiled hearth and sliding double glazed doors into the sunroom towards the front. Heading upstairs, the central landing grants access to three further double bedrooms as well as generously sized storage cupboards and the three piece family bathroom suite with a mostly tiled surround, shower head mounted over the bath, wall mounted heated towel rail, bidet and vanity storage. The largest bedroom comes to the right of the hallway, a brilliantly sized double

bedroom with a front facing double glazed aspect benefiting from modern tasteful décor and through one of the many oak internal doors you can find a well proportioned walk in wardrobe. This space also benefits from an ensuite shower room with ample floor space fully tiled leading to a walk in tap less digital shower complete with rainfall shower head, his and hers sinks with vanity storage, modern radiator and bidet. The adjacent side of the property houses two further double bedrooms, both fairly similar in size with carpeted flooring laid underfoot. The larger of the two has a front facing aspect whilst the smaller still a double bedroom, has an aspect to the side of the property with a radiator sat below the double glazed window.

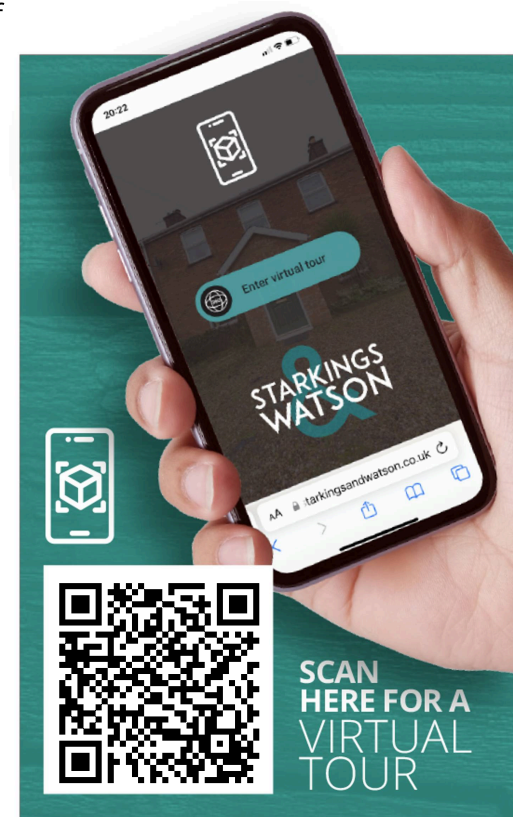
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





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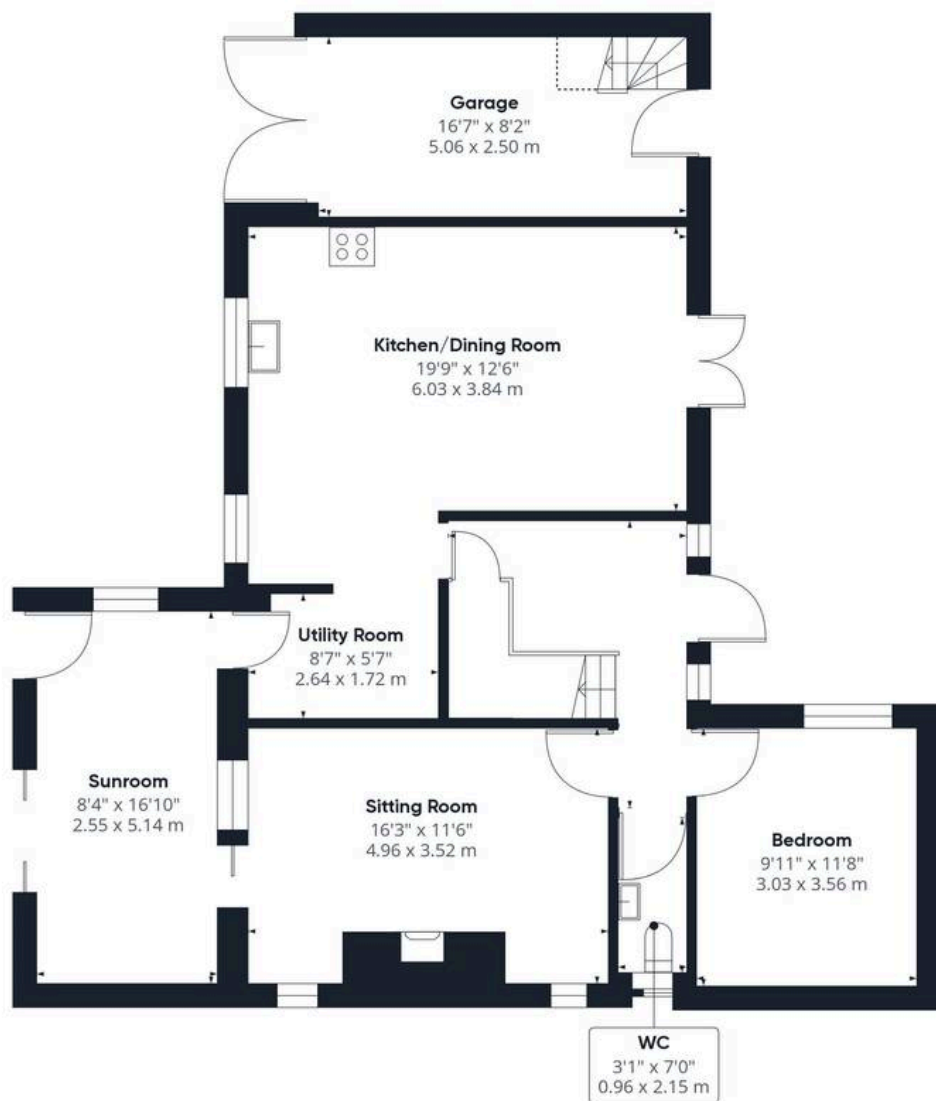
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THE GREAT OUTDOORS

Externally, the rear garden is laid with Yorkshire slate patio tiles, all set in a low maintenance state with shingle borders, barbecue area and the housing for the diesel fuel tank and access gate towards the front of the property. The garage itself is fitted to create a workshop with upstairs conversion access through an internal ladder to create additional work space or storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1716.08 ft²
159.43 m²

Reduced headroom

8.58 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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