



Mill Road, Briston - NR24 2JE



Mill Road

Briston, Melton Constable

Positioned overlooking surrounding GREEN SPACE, this DETACHED BUNGALOW boasts an EXTENDED & IMPROVED LAYOUT that is IMMACULATEDLY PRESENTED throughout. Comprising of a HALLWAY ENTRANCE with doors giving way to all the accommodation, TWO RECEPTION ROOMS can be found including the expansive 28' SITTING and DINING ROOM, enjoying TRIPLE ASPECT windows flooding the room with natural light. The GARDEN ROOM offers uPVC double glazing throughout providing panoramic garden views with FRENCH DOORS opening out. Adjacent, the FULLY FITTED KITCHEN has been built to a HIGH SPECIFICATION benefitting from Neff INTEGRATED APPLIANCES. TWO DOUBLE BEDROOMS open from the hallway, with the MAIN BEDROOM with ENSUITE SHOWER ROOM and the FAMILY SHOWER ROOM providing further convenience. Externally, the generous frontage provides ample DRIVEWAY PARKING, leading to the larger than average GARAGE. To the rear, the PRIVATE GARDEN is FULLY ENCLOSED and beautifully maintained by the current vendor.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Detached Bungalow
- Extended & Improved Layout
- 28' Triple Aspect Sitting/ Dining Room With a Wood Burner
- Fitted Kitchen With High Specification Integrated Appliances
- Garden Room With Panoramic Views & French Doors
- Two Double Bedrooms
- Driveway Parking & Garage
- Overlooking Green Space To Front & South Facing Private Rear Garden

Briston has a wide range of local amenities including a local pub, shops, good local schools and country walks. 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.



IN SUMMARY

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SETTING THE SCENE

The property can be found set back from the road with a brick wall enclosed frontage, opening to a sweeping brick weave driveway providing ample off road parking bordered with a well maintained laid lawn surrounded with a range of shrubs and plantings. The main entrance can be found at the front of the property.

THE GRAND TOUR

Stepping inside, the enclosed porch entrance offers space for storing outdoor wear with a further door opening to the hallway. From here doors open to all of the accommodation. At the end of the hallway, the 28' triple aspect sitting and dining room can be found with carpeted flooring running underfoot.

The space is flooded with natural light with ample room for soft furnishings centred around an exposed brick fireplace with a wood burner for cosy winters evenings, further room is available for a formal dining table and storage furniture. Across the hallway, the fully fitted kitchen can be found boasting a range of wall and base storage cupboards and integrated appliances including a Neff oven, inset four ring hob, extractor, integral dishwasher, fridge and freezer. A ceramic butler sink and mixer tap can be found beneath the window. Double doors open to the uPVC double glazed garden room, with ample room for seating furniture and French doors opening out. Two double bedrooms open from the other side of the hall. The main bedroom enjoys a front facing aspect with generous fitted wardrobes and a convenient three piece en-suite shower room including a glass enclosed shower cubicle, vanity storage below the sink and a wall mounted heated towel rail. The second double bedroom also benefits from fitted wardrobes and carpeted flooring underfoot, serviced by the three piece family shower room. Providing a glass enclosed double shower cubicle and further vanity storage below the sink.

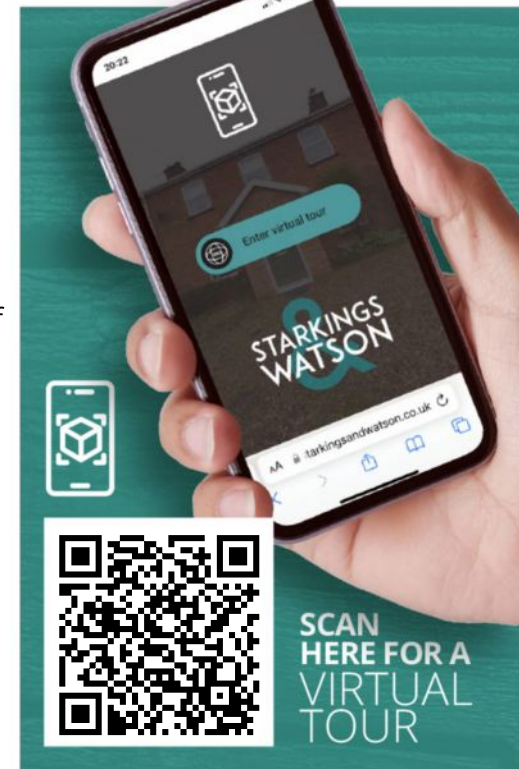
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VIRTUAL TOUR

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



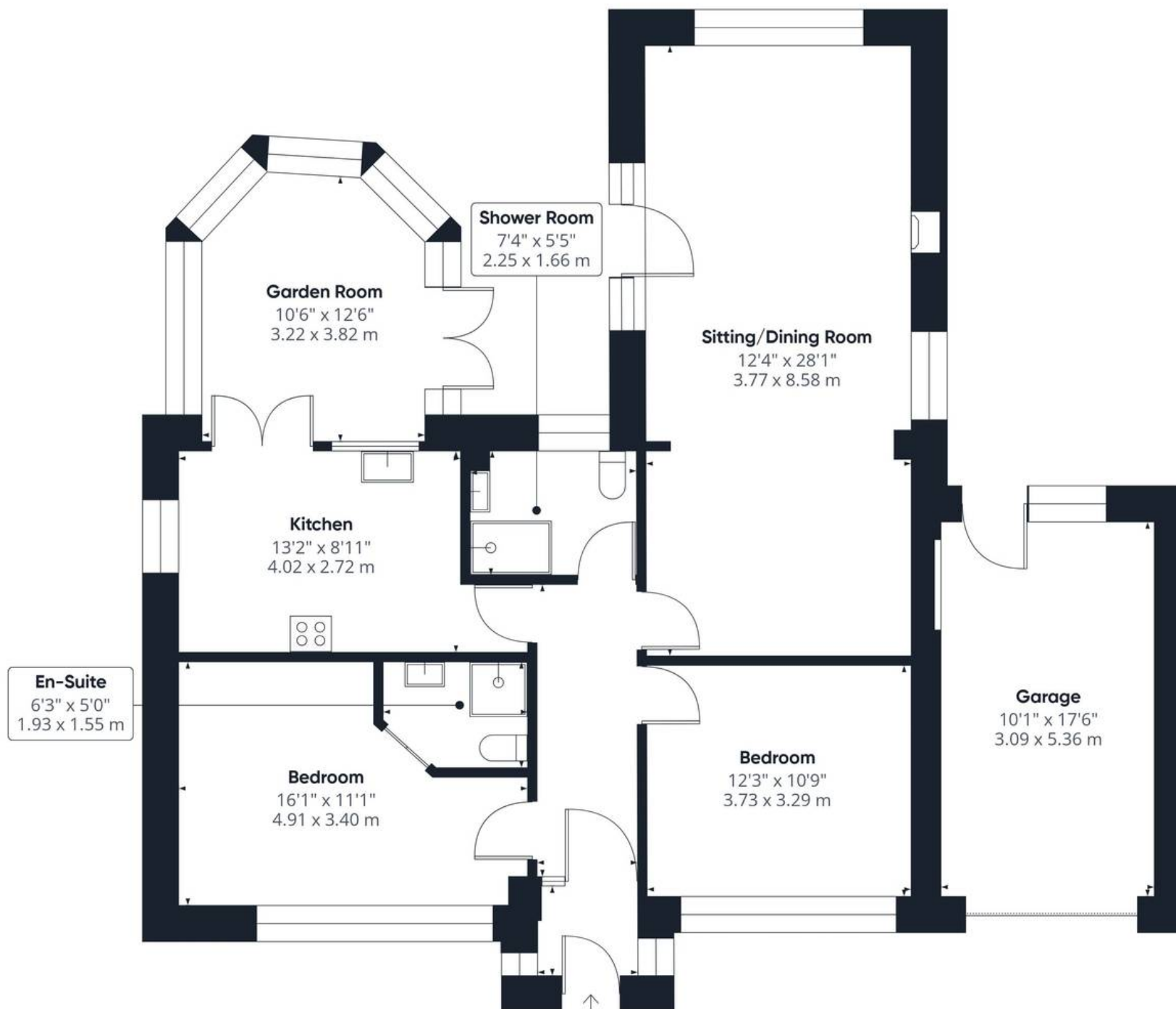




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, initially opening to a flagstone patio space and beyond to a beautifully maintained laid lawn. The garden provides a stunning range of plantings, shrubs and trees continuing to the end of the garden where a useful storage shed and greenhouse can be found.





Approximate total area⁽¹⁾

1218 ft²

113 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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