



21 Church Street, Briston

Offers in Region of £350,000

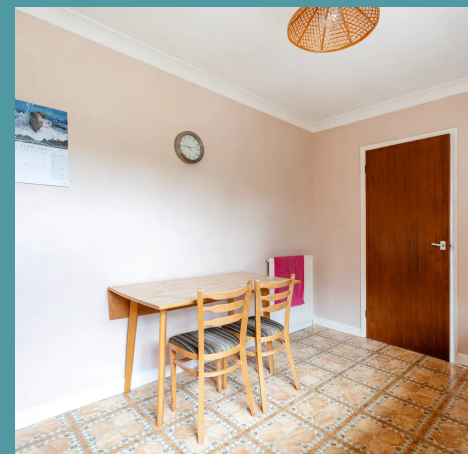
21 Church Street

Briston, Melton Constable

This inviting property features a spacious living room and dining area flooded with natural light, complemented by a well-equipped kitchen overlooking the rear garden. The generously proportioned master bedroom boasts an ensuite and built-in wardrobe, while the remaining two bedrooms offer versatility. Outside, the excellent-sized garden plot with field views includes a wooden shed, an insulated garden room/office, single garage and ample off-road parking, providing ample space and convenience for outdoor living and storage.

THE LOCATION

Briston, nestled near the picturesque village of Melton Constable in the heart of Norfolk. Despite its peaceful ambiance, Briston boasts a vibrant community spirit with local events, clubs and gatherings fostering a strong sense of belonging among residents. With easy access to essential amenities such as shops, schools and healthcare facilities, as well as an abundance of outdoor recreational opportunities including hiking, cycling and wildlife spotting, Briston offers a perfect blend of rural charm and modern convenience for those seeking an idyllic lifestyle in Norfolk's beautiful countryside.





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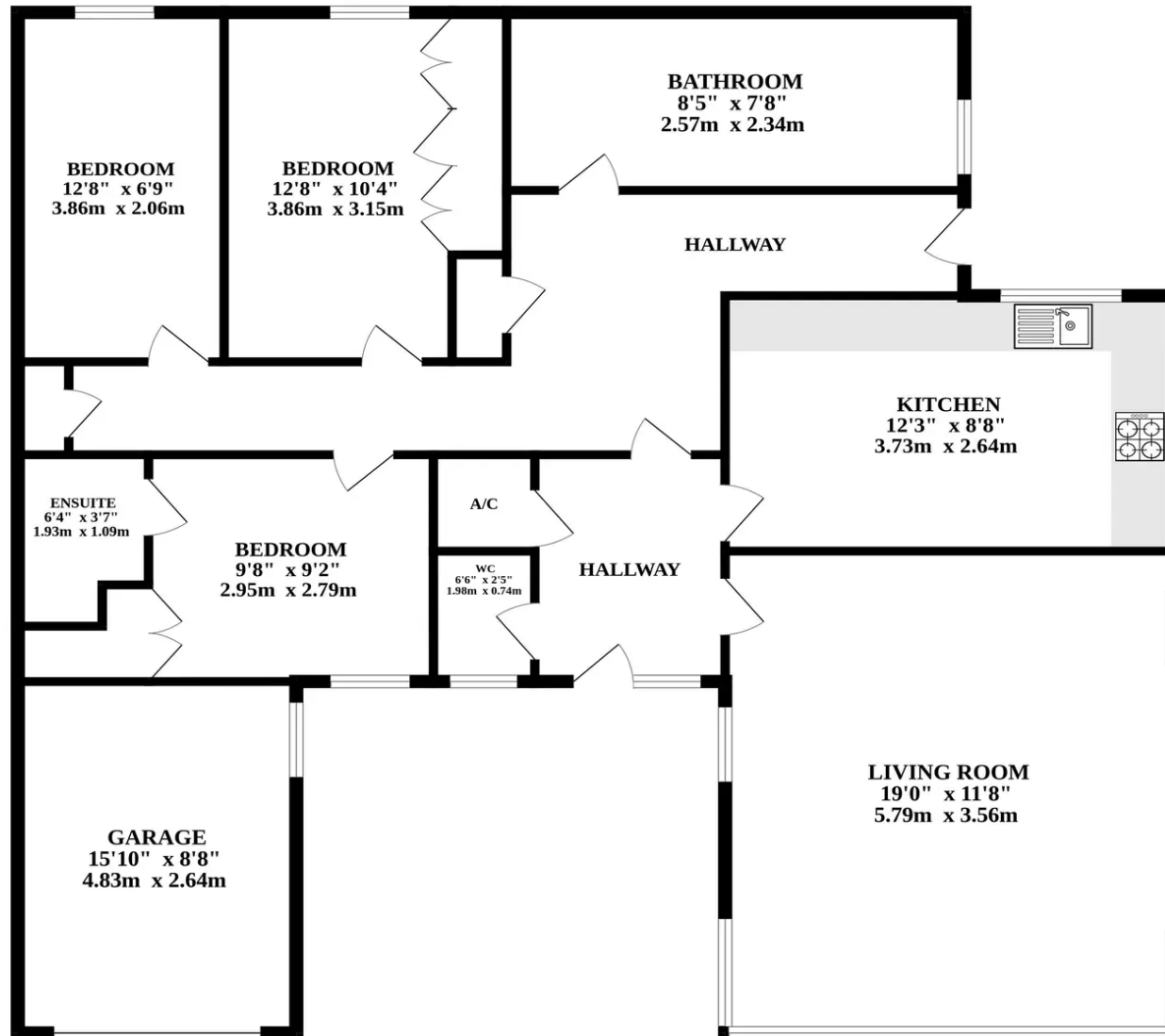
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As you enter, you are welcomed into a spacious living room and dining area, flooded with natural light streaming through a large bay window. This versatile space ensures ample room to accommodate your furnishings, allowing for a comfortable and inviting atmosphere to relax and entertain guests. Moving through, you will find a well-equipped kitchen with a window overlooking the rear, offering a delightful view as you prepare your favourite meals. With provisions for your appliances and included within the sale is a cooker and $\frac{3}{4}$ dishwasher, this functional kitchen lends itself to practicality.

The master bedroom is generously proportioned to accommodate a large bed and offers a built in wardrobe and the added luxury of an ensuite shower room. The remaining two bedrooms provide versatile spaces, one includes a built in wardrobe and allows for customisation to suit your individual needs and are conveniently accompanied by a well-appointed bathroom that offers a bath and shower.



GROUND FLOOR





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Outside, an excellent-sized garden plot awaits, perfect for those with a green thumb and a love for outdoor living. Extending beyond a lawn, this garden enjoys field views, providing a private and peaceful space to unwind. Additionally a wooden shed is included alongside a separate insulated garden room/office and offers additional space for furnishings and provides power, making it an ideal setting to enjoy whatever the weather. Furthermore, this property features a single garage, providing secure storage for your vehicles or additional belongings, as well as ample off-road parking for your convenience. Offered in good condition, this property stands ready for your own personal touch.

AGENTS NOTE

We understand this property will be sold freehold connected to mains water, electricity and drainage.

Council Tax Band - C

LPG Gas

