



THE STORY OF

18 Edgefield Road

Briston, Norfolk

SOWERBYS



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18 Edgefield Road

Briston, Melton Constable, Norfolk
NR24 2HU

Detached Three-Bedroom Bungalow
in a Peaceful Village Setting

Light-Filled Sitting Room with
French Doors to the Garden

Modern Kitchen/Diner with Lovely
Views over the Front Garden

Three Comfortable Bedrooms,
Two with Built-In Storage

Contemporary Shower Room and Additional WC

Beautifully Landscaped Front and Rear Gardens

Private Driveway, Detached Garage and Carport

Walking Distance to Village
Pub, Shops, and School

Easy Access to Holt and the North Norfolk Coast

A Warm, Well-Balanced Home Ideal
for Relaxed Village Living

SOWERBYS HOLT OFFICE

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Enjoying a peaceful position in the welcoming village of Briston, 18 Edgefield Road is a well-maintained three-bedroom detached bungalow offering space, light, and easy living. Thoughtfully arranged, it combines comfort and practicality, ideal for those seeking a relaxed lifestyle with great access to North Norfolk's many attractions.

At the heart of the home is a bright and spacious sitting room, with French doors opening onto the rear garden, perfect for bringing the outside in. The modern kitchen/diner enjoys views of the front garden and offers a sociable space for everyday living or informal entertaining. All three bedrooms are generously sized, two with built-in storage, and the layout is completed by a stylish shower room and an additional WC.

Outside, the property continues to impress. The front garden features soft planting and low-maintenance gravel, creating a warm welcome. A carport in front of the detached garage provides excellent parking and storage options. The home also benefits from several useful outbuildings, including a workshop in the front garden, a shed to the side, and a greenhouse in the rear garden, ideal for gardening or hobbies.

The rear garden offers a private, well-established space framed by mature borders, perfect for relaxing or entertaining. Located within walking distance of local shops, a pub, and a primary school, and with easy access to Holt and the North Norfolk coast, this is a home that blends village charm with everyday convenience.



The lounge looking onto the garden is my favourite spot, it's always so calm and relaxing.





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Briston

WHERE HERITAGE MEETS COASTAL
BEAUTY AND COMMUNITY CHARM

An old wool village between Fakenham and Holt, Briston has 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's also an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by.



Note from the Vendor



Blicking Hall, Blickling

“We love exploring Felbrigg, Blickling, and Holkham, they're beautiful places, all just a short drive away.”



SERVICES CONNECTED

Mains water, drainage and electricity. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///classmate.apple.sizing

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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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