



15 Southgate Way, Briston

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Pointens





**15 Southgate Way, Briston,  
Norfolk NR24 2SD**

North Norfolk Coast 6 miles, Holt 4 miles

Norwich 20 miles

A modern detached well presented family sized home, situated on a good sized corner plot. The property offers two reception rooms & three bedrooms (master en-suite). Outside, there is ample off street parking, a brick and tiled garage and good sized rear and side gardens.

**Guide Price £349,950**



## THE PROPERTY

The property offered for sale is a well presented, detached, three bedroom family sized house situated in an enviable location at the head of this popular cul-de-sac. Constructed by Norfolk builders Necton Management in 2010, it is within easy walking distance of the extensive village amenities. The accommodation comprises an enclosed entrance porch, an entrance hall, sitting room, dining room/study, well fitted out kitchen, good sized utility room and a cloakroom. A first floor landing leads to the master bedroom with en-suite, two further bedrooms and a family bathroom. The property benefits from replacement UPVC sealed unit windows and doors and oil fired central heating. Outside, to the front of the property is a well stock garden area and ample off street parking plus an attached brick and tiled garage. To the rear and the side of the property there are good sized gardens that are mostly laid to lawn.

## LOCATION

Briston is a thriving village that has an extensive range of amenities including village shops, a bakery, butchers, garage, nursery and primary schools. It is also in the catchment area of the popular Reepham High School. Around four miles away is the market town of Holt. Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The north Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is about twenty miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations via Schipol.

## DIRECTIONS

Leave Holt via the Norwich Road on the outskirts of the town. Turn right signposted to Hunworth Quarry. Proceed through Hunworth and at the next crossroads proceed straight over into Briston. Go past Graves The Butchers and turn left into Church Lane. Follow this road into Hall Street. Turn left into Old School Road and first left into Southgate Way. The property will then be found on the left hand side at the head of the cul-de-sac.

## ACCOMMODATION

The accommodation comprises -

**Front Door** leading to an :-

### Entrance Porch

Tiled floor, coat pegs and door to:-

### Entrance Hall

Tiled floor, radiator, staircase to first floor with cupboard under.

### Sitting Room (15'10 x 12'1)

Mock fire place housing an electric style wood burner. Oak laminate flooring, radiator, patio doors leading to the rear garden.

### Dining Room/Study (11'4 x 8'10)

Radiator, laminate flooring.

### Kitchen (13'5 x 8'9)

Good range of base units with wooden working surfaces over, inset one and half bowl sink unit with mixer tap. Hotpoint double oven, electric surface hob, stainless steel extractor hood and fitted dishwasher. Tiled splashbacks, range of matching wall units, tiled floor, television point, radiator.

### Utility Room (14'3 x 7')

Good range of base units with wooden working surfaces over, inset single drainer sink unit with mixer tap. Plumbing for washing machine and tumble dryer. Tiled splashbacks, range of matching wall units, tiled floor. Radiator. Door to side garden.

### Cloakroom

White suite comprising of a wc, washbasin. Radiator, tiled floor

## First Floor

### Landing

Radiator, airing cupboard with factory lagged tank and fitted shelving.

### Master Bedroom (13'3 x 9'2 plus doorwell)

Radiator

### En-suite

White suite comprising a pedestal washbasin, wc, tiled shower cubicle with Aqualisa shower. Heated towel rail.

### Bedroom Two (11' 7 x 9'1 plus doorwell)

Wooden laminate flooring, radiator.

### Bedroom Three (9'10 x 6'6)

Wooden laminate flooring, radiator.

## Family Bathroom

Vanity unit with washbasin over, wc, panelled bath with fitted shower screen and Triton shower over, radiator, bathroom cabinet.

## Curtilage

The property is approached over a concrete driveway that provides ample off street parking and leads to a **brick and tiled garage (17' x 8'7)** with up and over door, electric power and light. There is a shingled front garden with various inset shrubs and pedestrian access down both sides of the property. To one side of the property there is a good sized garden area that is mainly laid to lawn together with a decked area, a modern plastic oil tank and an outside boiler for central heating and hot water. To the rear of the property is a further good sized garden area that is mostly laid to lawn together with a patio area behind the house, various inset shrub and flower beds, a garden shed and a summer house. all enclosed by wooden panelled fencing.

## General Information

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage are connected.

**Local Authority:** North Norfolk District Council, tel: 01263 513811.

**Tax Band:** C (2023/24—£1887.62)

**Energy Performance Certificate:** C

**Viewing arrangements:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**Ref:** H313174.

## Important Notice

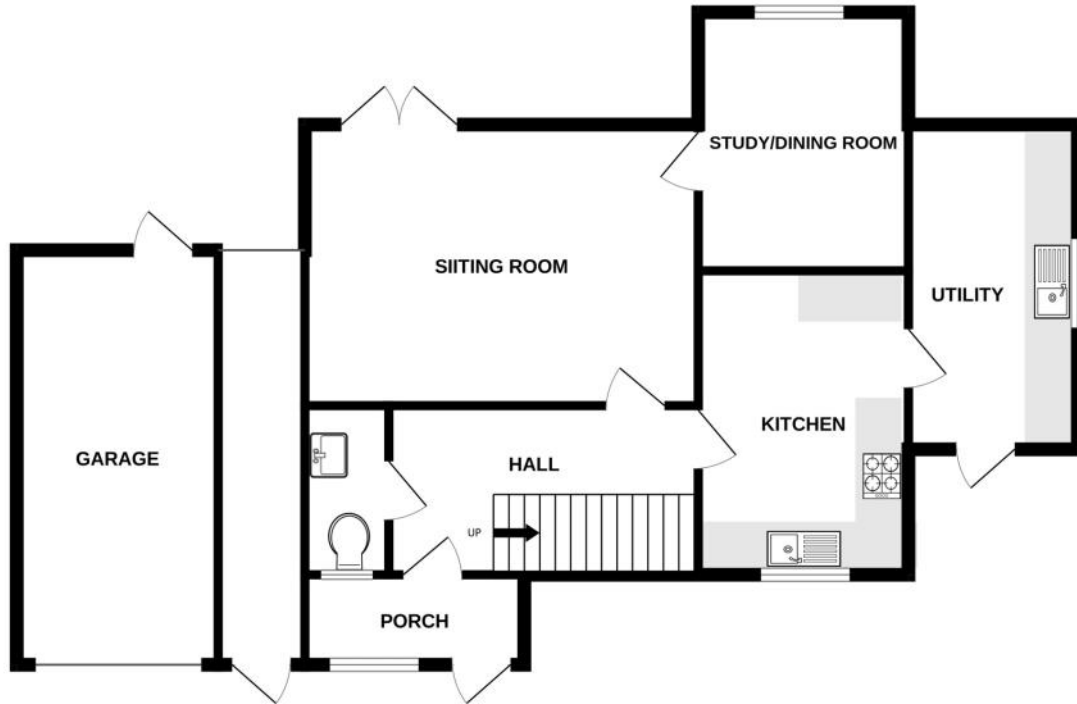
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

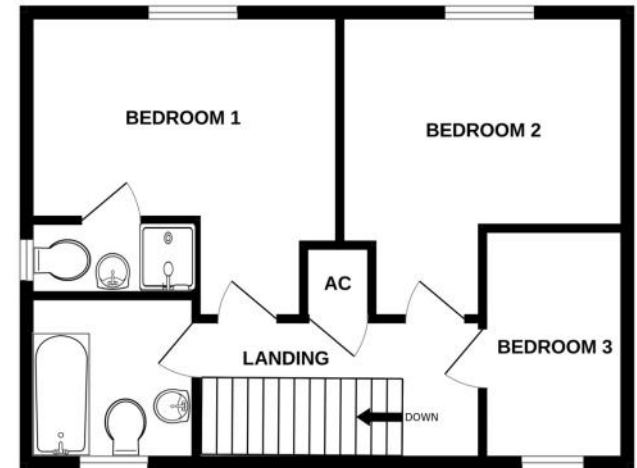




GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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