



32 Old Post Road, Briston

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Independent Estate Agents  
**Pointens**





**32 Old Post Road, Briston,  
Norfolk NR24 2NB**

North Norfolk Coast 6 miles, Holt 4 miles

Norwich 20 miles

A detached family sized home quietly situated a short distance from the extensive village amenities. A particular feature is the light and airy open plan kitchen/family room with bi-fold doors opening onto a south facing terrace and rear garden.

**Guide Price £359,950**



## THE PROPERTY

The property offered for sale is a superbly appointed detached family size home which has recently been refurbished and extended. The present owners have constructed a family room off the kitchen which gives a light and airy open plan living space with bi-fold doors leading on to a patio area within the south facing rear garden. No 32 is situated in a quiet location just a short walk from the extensive village amenities. The accommodation comprises an entrance hall, a sitting room with an open fireplace, a newly fitted out kitchen area which opens onto a very light and airy family room with bi-fold doors. There is also a utility room and a cloakroom. On the first floor, a landing leads to a master bedroom with en suite facilities, three further bedrooms and a family bathroom. The property enjoys the benefit of UPVC sealed unit double glazed windows and doors and modern electric heating throughout. Outside, there is a tarmac driveway providing off street parking, an integral garage and a private south facing garden to the rear. This property is being sold with no onward chain.

## LOCATION

Briston is a thriving village which has an extensive range of amenities to include village shops, a bakery, butchers, garage, doctors surgery and a primary school. Around four miles away is the market town of Holt. The centre of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is around twenty miles distant from where there is a fast rail service to London Liverpool Street with an approximate fast journey time of 1 ¾ hours. Norwich Airport, situated to the north of the city, has an expanding number of routes as well as access to most international destinations via Amsterdam (Schipol).

## DIRECTIONS

Leave Holt via the Norwich Road on the outskirts of the town. Turn right signposted to Hunworth Quarry. Proceed through Hunworth and after around two miles you will enter Briston. Proceed straight over at the cross roads. Upon going past Graves the butchers continue into Old Post Road, At the T junction you will find no 32 slightly on your left identified by a Pointens for sale board.

## ACCOMMODATION

**The accommodation comprises:**

**Front door, leading to:**

### Entrance Hall

Oak flooring. Staircase to first floor. Modern electric radiator.

### Sitting Room (14'6 x 13'10)

Open fireplace with a wooden surround. Television point. Modern electric radiator. Oak effect flooring.

### Very light and airy Kitchen/Family Room

#### Kitchen (17'7 x 10')

Recently fully refurbished and now comprising a range of fitted base units with composite stone worktops over. Inset Butler sink with mixer tap. Fitted dishwasher. American style fridge/freezer. Stainless steel Stoves cooking range with extractor hood over. Range of matching wall units. Modern electric radiator. Understairs cupboard. Tiled floor. Wide arch to:

#### Family Room (15'9 x 10')

Bi-fold doors. Tiled floor and two Velux windows.

#### Utility Room (8'9 x 7'7)

Range of base units with working surfaces over. Plumbing for automatic washing machine. Fitted shelving and fitted cupboard. Door to rear garden.

#### Cloakroom

WC., washbasin with mixer tap. Oak floor.

## First Floor

### Landing

Airing cupboard. Loft access.

### Bedroom One (12' x 9'4)

Television point, modern electric radiator. Fitted double wardrobe.

### En suite

WC., vanity unit with basin over plus mixer tap. Shower cubicle. Heated towel rail, electric shaver point. Half tiled walls.

### Bedroom Two (11'5 x 11'2)

Modern electric radiator.

### Bedroom Three (12'9 x 9'4)

Modern electric radiator. Fitted double wardrobe.

### Bedroom Four (7'2 x 6')

Telephone point. Fitted shelving and fitted double wardrobe.

### Family Bathroom

Shower bath with shower screen and fitted shower over. WC., pedestal washbasin, heated towel rail.

## Curtilage

To the front of the property there is a tarmac driveway providing off street parking and leading to an integral garage (17'4 x 9'6) with up and over door, personnel door, electric power and light. To the rear of the house is a south facing garden area with a terrace, raised flower beds and an artificial lawn. A paved pathway leads down the side of the property. There is also a further side garden with a covered storage area (20' x 5'8), and a wooden garden shed. The rear garden is fully 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:** D (2024/25 ) £2224.99

**Energy Performance Certificate:** Band E.

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

**Ref:** H313077.

## Important Notice

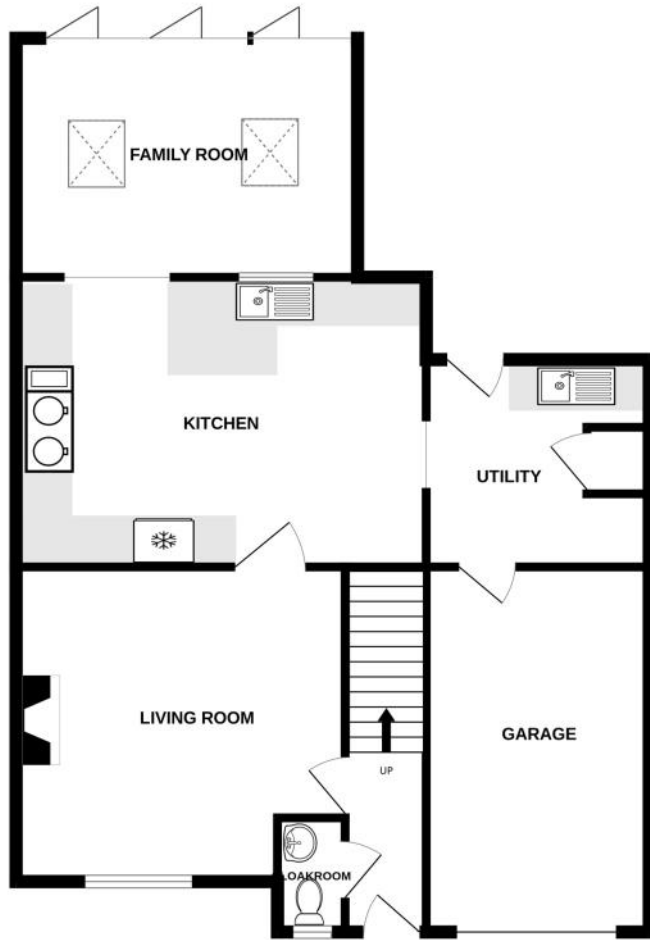
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available if required.

**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.

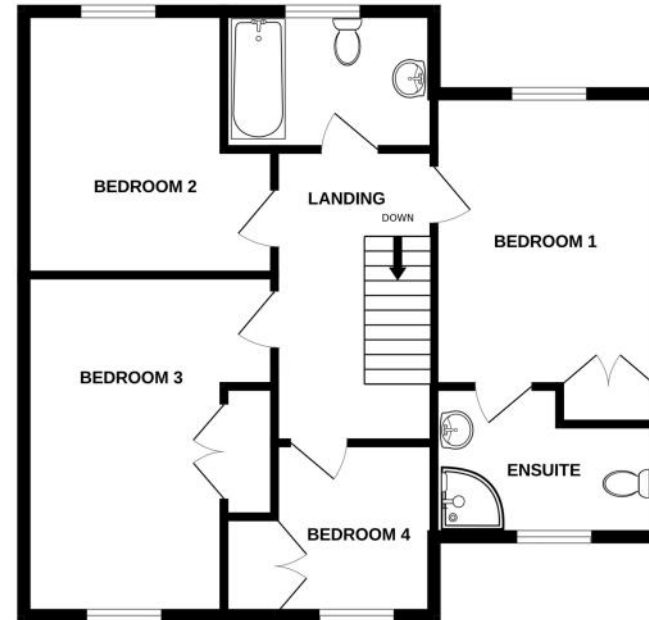




GROUND FLOOR  
909 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



32 OLD POST ROAD, BRISTON, MELTON CONSTABLE NR24 2NB

TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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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