



Eastview, Briston

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Independent Estate Agents

Pointens





Eastview, Stone Road, Briston

Norfolk NR24 2LH

Holt 4 miles, Norwich 20 miles

North Norfolk Heritage Coast 7 miles,

A spacious detached chalet/ bungalow in a pleasant location on the southern outskirts of this much sort after North Norfolk village. The property enjoys rural views to the front aspect and has three reception rooms and four bedrooms. Outside is a garage and carport and private gardens on all four sides.

GUIDE PRICE £375,000



THE PROPERTY

The property offered for sale is a spacious detached chalet bungalow situated in a pleasant position towards the outskirts of this much favoured North Norfolk village. Now in need of some updating the accommodation presently comprises of: an entrance hall, sitting room, dining room, garden room, kitchen, bathroom and two bedrooms. On the first floor there are two further bedrooms (master ensuite) Outside there is ample off street parking, a garage and car port. Pleasant private gardens are on all four sides, and the property is being sold with no-onward chain.

LOCATION

Briston is a thriving village that has an extensive range of amenities including two village shops, a bakery, butchers, garage, nursery and primary schools. Two popular public houses and take-away shops It is also in the catchment area of the popular Reepham High School. The village has a regular bus service to Holt, Fakenham, Norwich and Kings Lynn. The neighbouring village of Melton Constable has a doctors surgery. 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 distance 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. At the roundabout proceed straight over and take the next right hand turning signposted Hunworth Quarry. Continue through the village of Hunworth and after going through the trees you will arrive at a crossroads. Proceed straight over into the village and after passing Graves Convenience Store and Butchers, turn left into Church Street. Follow this road which will take you into Hall Street. Just before going around an S bend turn left into Stone Road. Eastview will then be found on the right hand side after around 100 yards.

ACCOMMODATION

The accommodation comprises:
Covered entrance porch and new UPVC door to:

Entrance Hall

Staircase to first floor with cupboard under, radiator, airing cupboard, telephone point.

Sitting Room (16'10 x 14'5 treble aspect)

Open fireplace housing a wood burner, two radiators, double doors lead to the garden room and further double doors lead to the dining room.

Garden Room (10'4 x 9'10)

Constructed of UPVC, radiator, double doors to rear garden.

Dining Room (12' x 9'4)

Radiator.

Kitchen (12'7 x 8')

Range of base units with working surfaces over, range of matching wall units, inset single drainer sink with mixer tap, fitted electric oven, plumbing for automatic washing machine, tiled splash backs re-circulating hood, telephone point, tiled floor and walls.

Side Porch

Tiled floor, storage cupboard and door to front.

Bedroom Two (14' 9'3)

Radiator.

Bedroom Three (10' x 9'3)

Radiator, fitted double wardrobe.

Bathroom

Shower cubicle, vanity unit with basin over, WC, night storage radiator, electric wall mounted heater, heated towel rail,

First floor landing

Fitted shelving

Bedroom one (19'10 x 16'5)

Two radiators, under eaves storage cupboards,

En-suite

Bidet, WC, vanity unit with wash basin over, shower cubicle, radiator, heated towel rail, storage cupboard, Velux window,

Bedroom Four (13'2 x 8')

Fitted double wardrobe, radiator

Curtilage

The property is approached via a five bar gate this in turn leads to ample shingled off street parking, a garage **(19'2 x 13' narrowing to 9')** with an up and over door, fitted work bench, personnel door to rear garden, oil fired boiler for central heating and domestic hot water and a car port **(28' x 11' 9)**. A front garden which is mainly laid to lawn with various inset flower and shrub beds leads to a further lawned side garden, There is a private rear garden laid mostly to lawn with two patio areas, and inset flower and shrub beds, oil tank, greenhouse and a wooden shed. A majority of the property is enclosed by mature hedging and pleasant grounds surround the property on all four sides.



General Information

Tenure: Freehold.

Council Tax Band: C (2025/26—£2064.47)

Services: All mains services are connected, drainage via septic tank

Local Authority: North Norfolk District Council Tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents,
Tel: 01263 711880.

Energy Performance Certificate: TBC

Ref No: H313347

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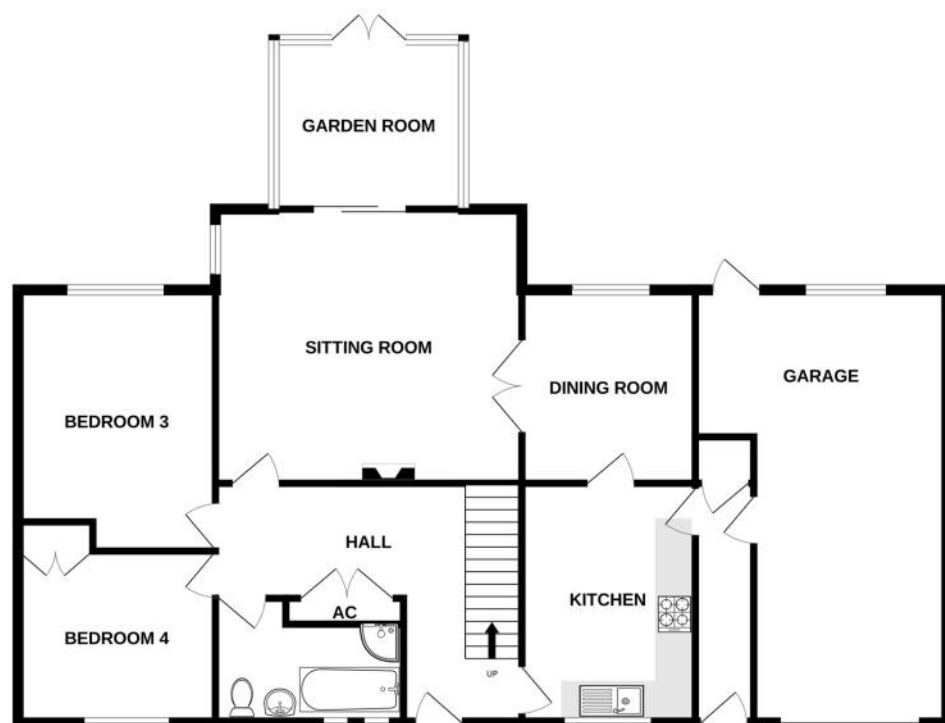
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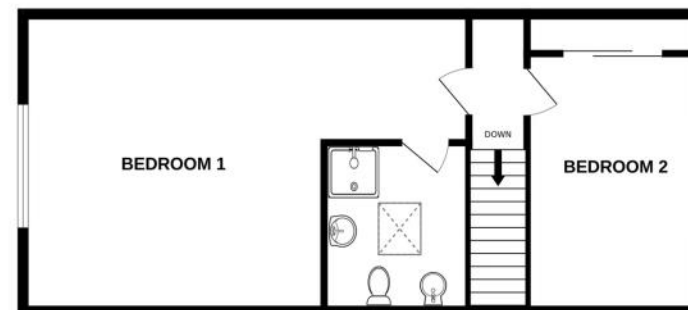
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GROUND FLOOR
1322 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



EASTVIEW, STONE ROAD, BRISTON, NORFOLK NR24 2LH

TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk