



Little Hawthorns, Briston

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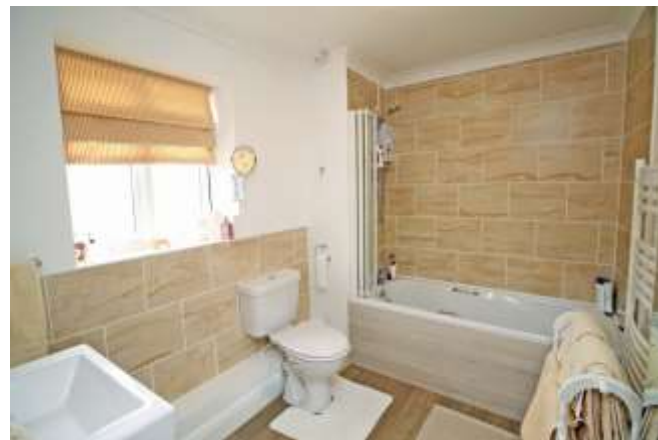


Little Hawthorns, 9 Old School Road,
Briston, Norfolk NR24 2SB

North Norfolk Coast 6 miles,
Norwich 20 miles

An immaculately presented detached modern 4 bedroom family sized home situated on a good size corner plot in a quiet cul-de-sac. Briston is a much favoured North Norfolk village with an extensive range of amenities.

GUIDE PRICE £440,000



THE PROPERTY

The property offered for sale is an immaculately presented, detached four bedroom, family size house situated in an enviable location at the head of the cul-de-sac and on a corner plot. Constructed by Norfolk builders, Necton Management, in 2012, the property enjoys the remainder of a 10 year NHBC guarantee and is within easy walking distance of the extensive village amenities. The accommodation comprises an entrance hall, a good size and well fitted out kitchen/breakfast room, a double aspect sitting room with a wood burner, a cloakroom and a utility room. A first floor landing leads to a master bedroom with an en suite. There are three further bedrooms and a family bathroom. The property also benefits from UPVC sealed unit double glazed windows and doors throughout, coved ceilings, oil fired central heating and some fitted wooden shutters. Outside, to the front of the property is a shingled driveway providing off street parking for several vehicles and leading to brick and tile garage. To the rear and side of the property there are good sized and well tended gardens.

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. Old School Road will then be found after a short distance on your left. The property will then be found at the end of the road on the left hand side identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises -

UPVC front door leading to -

Entrance Porch

Slate tiled floor, UPVC door to

Entrance Hall

Radiator. Staircase to first floor. Wooden flooring.

Sitting Room (21'1 x 11'9, double aspect)

Inglenook style fireplace housing a wood burner, two radiators, fitted wooden shutters. Patio doors leading to the rear garden.

Kitchen/Diner (18' x 17'9, double aspect)

Good range of fitted base units with granite work surfaces recently fitted by Granite Transformation. Inset one and half bowl sink unit with mixer tap. Range of matching wall units. Fitted Bosch gas surface hob. Bosch extractor hood. Bosch oven and Bosch fridge/freezer. Tiled splashbacks. Radiator. Patio doors leading to the rear garden. Wooden flooring.

Utility Room (7'8 x 5'9, double aspect)

Base unit with working surface over and inset single drainer sink unit. Plumbing for automatic washing machine. Worcester Bosch boiler for central heating and domestic hot water. Tiled floor. Door to rear garden. Radiator.

First Floor Landing

Airing cupboard with factory lagged tank and fitted shelving.

Bedroom One (12'9 x 10'5 plus door well)

Radiator, fitted wooden shutters.

En suite

White suite comprising tiled shower cubicle with fitted shower, pedestal washbasin, wc, radiator. Laminated vinyl flooring.

Bedroom Two (12' x 10'2)

Radiator, television point. Fitted wooden shutters.

Bedroom Three (11'2 x 7'4 max)

Radiator, fitted wooden shutters.

Bedroom Four (9' x 8'7)

Radiator.

Family Bathroom

White suite comprising vanity unit with basin over, wc, panelled bath with shower over. Heated towel rail. Tiled splashbacks. Laminated vinyl flooring.

Curtilage

The property is approached from the public highway over a gravelled driveway providing ample off street parking and leading to a brick and **tile garage (17'1 x 8'9) with up and over door, electric power and light.** There are good size gardens with the property being on a corner plot and they are mostly to the rear and side of the house. To the rear is a lawned garden which has been extremely well tended and comprises a lawned area with various inset flower and shrub beds. There is also a very attractive area with a brickweave patio and steps leading up to a wooden summerhouse. To the side of the property is a further good size garden which is presently a vegetable garden with various inset vegetable patches and a modern plastic oil tank. The gardens are very private and 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 (2021/22—£1965.32)

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

Ref: H30918.

Agents Note

Please note these pictures were taken in the summer time.

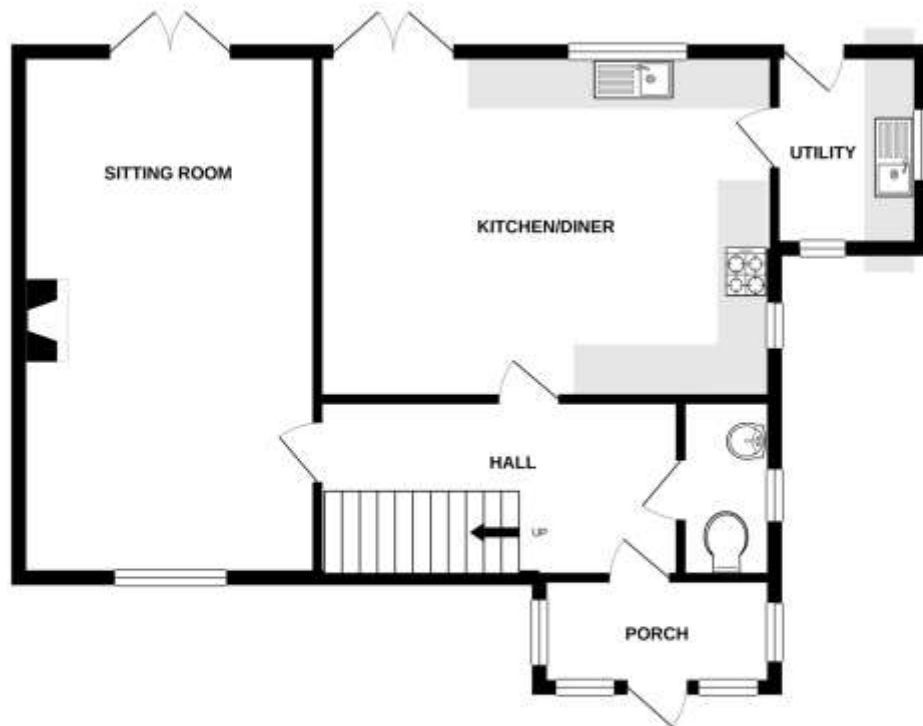
Important Notice

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.

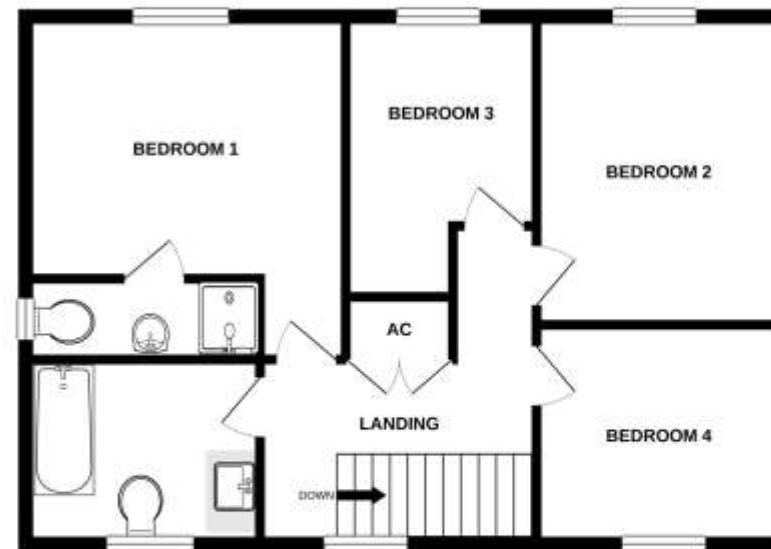
IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any 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
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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