



32 Mill Road, Briston

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Independent Estate Agents

Pointens





**32 Mill Road, Briston,
Norfolk NR24 2JE**

North Norfolk Coast 6 miles, Holt 4 miles

Norwich 20 miles

An exceptionally well appointed spacious detached 4 bedroom bungalow with a south facing rear garden. The property is situated in quiet lane overlooking grazing pastures. Mill Road borders the village green and is a short distance from the village centre and its extensive amenities.

There is no onward chain

Guide Price £495,000



THE PROPERTY

The property offered for sale is an exceptionally spacious and well appointed detached bungalow situated in a quiet lane bordering the village green and the extensive village amenities. Extensively refurbished and remodelled by the present owners, the immaculately presented accommodation briefly comprises of an entrance porch, a spacious L shaped entrance hall leading to a double aspect sitting room with an open fireplace. A large well fitted out kitchen/living room, a cloakroom. A large master bedroom with a dressing room and en-suite. There are three further good sized bedrooms and a family bathroom. The property also enjoys Upvc sealed unit windows and doors throughout and oil fired central heating. Outside there is a shingled off street parking area to the front of the bungalow. A pedestrian gate leads down the side where there is a further garden area and this in turn leads to a south facing lawned rear garden with a patio area for alfresco dining. The property is being sold with no onward chain.

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 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 at the next crossroads proceed straight over into Briston. Go past Graves The Butchers and turn left into Church Lane. Turn left into Mill Lane. Proceed past the village green. The property will then be found on the right hand side after a short distance Identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

uPVC front door, leading to -

Entrance Porch

Radiator, door to:-

L Shaped Entrance Hall (23'9 x 15'3)

Two radiators

Sitting Room (19' x 11'8 double aspect)

Open fireplace with an ornate surround, Television and satellite point. Double doors leading to the rear garden.

Kitchen/Living Room (23'5 x 15'1)

Range of fitted base units soft close doors and working surfaces over. Inset sink unit with hot tap over. Integral appliances comprising of fridge/freezer, double oven, dishwasher, surface hob with ornate re-circulating hood over. Island unit with breakfast bar and fitted wine fridge. Matching wall units and glass fronted display unit. Two television points, radiator. Two pairs double doors leading to the side garden and in turn the rear garden. Skylight.

Cloakroom

WC, pedestal washbasin, Recess with fitted shelving and towel rail. Plumbing for an automatic washing machine. Fully tiled walls.

Walk-in Pantry

Fitted shelving, radiator and tumble dryer point.

Bedroom One (16'4 x 11'1)

Radiator, television point.

Dressing Room (16'2 x 11')

Extensive range of fitted bedroom furniture with hanging rails, shelving and storage. Radiator.

En-Suite

Large walk in shower cubicle with luxury multi jet shower. Vanity unit with basin over, wc. Radiator, heated towel rail. Fully tiled walls and floor.

Bedroom Two (12'9 x 12'4)

Radiator, television point. Walk in dressing room with tiled floor.

Bedroom Three (12' x 11')

Radiator. Television point.

Bedroom Four/Study (9'6 x 8'6)

Radiator. Double doors leading to the side garden.

Family Bathroom

Free standing oval bath with mixer tap. Wc, pedestal washbasin. Shower cubicle, heated towel rail. Tiled floor.

Curtilage

The property is approached over a gravelled driveway that provides ample off street parking to the front of the bungalow (please note the vendors have gained planning permission in 2020 to erect a detached garage and car port, the planning consent and plans are available from the sole agents office). A pedestrian gate leads down the side of the property to a side garden which is mostly laid to a patio. Modern plastic oil tank, outside tap. Boiler room housing a modern boiler and pressurised hot water system. To the rear of the property there is a south facing lawned garden with a patio directly behind the bungalow for alfresco dining. A wooden summer, 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: Band C.

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

Ref: H313156.

Important Notice

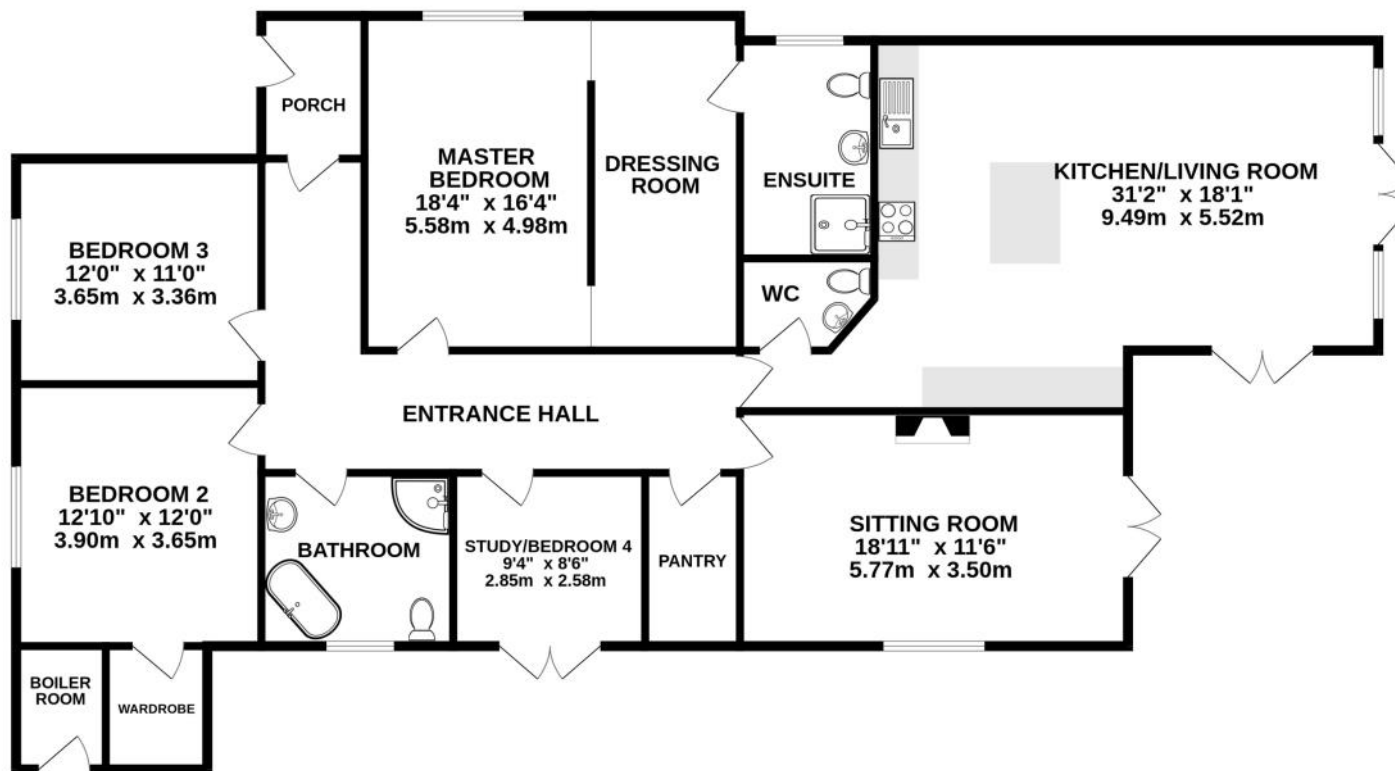
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available if required.

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
1800 sq.ft. (167.2 sq.m.) approx.



32 MILL ROAD, BRISTON, NORFOLK NR24 2JE

TOTAL FLOOR AREA : 1800 sq.ft. (167.2 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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