

Arnolds | Keys



2 Horseshoe Common Holt Road, Briston, NR24 2HR

Offers Over £350,000

- SPACIOUS FOUR BEDROOM HOME
- TWO BATHROOMS
- EXTERNAL GAME ROOM/STUDIO
- RAISED GARDEN TERRACE AND ENCLOSED REAR GARDEN
- THREE RECEPTION ROOMS
- ONE BEDROOM CABIN
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION

2 Horseshoe Common Holt Road, Briston NR24 2HR

A substantial four bedroom detached family home, boasting spacious accommodation with four bedrooms, three reception rooms, two bathrooms, a one bedroom cabin, ample off road parking and a detached games room/studio in the rear garden.



Council Tax Band: C



DESCRIPTION

Ideally located within the popular village of Briston, this four bedroom detached family home offers substantial and versatile accommodation with four bedrooms, two bathrooms and three reception rooms. There are many unique aspects to the property, including a garden room with steps up to a raised garden terrace and feature stained glass windows throughout the home.

The property further benefits from a one bedroom cabin; which does require attention but offers the ideal opportunity for multi generational living or investment opportunity with one bedroom, shower room, living and kitchen area with wood burning stove.

Externally there is ample parking at the front, with an enclosed rear garden housing a timber framed games room/studio.

ENTRANCE HALL

UPVC door to front entrance, vinyl flooring, radiator.

BATHROOM

Double glazed window with obscured glass to side aspect, tiled flooring, fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin, radiator.

STUDY

Double glazed window to side aspect, laminate flooring, radiator.

BEDROOM

Double glazed window to front aspect, laminate flooring, radiator.

FIRST FLOOR LANDING

Wooden flooring, airing cupboard with shelving units.

BEDROOM

Double glazed window to front aspect, wooden flooring, radiator, built in wardrobe.

BATHROOM

Double glazed window with obscured glass to rear aspect, three piece suite comprising bath with electric power shower over, vanity unit with inset wash hand basin, WC, heated towel rail, vinyl flooring,

BEDROOM

Double glazed window to rear aspect, wooden flooring, radiator.

BEDROOM

Double glazed window to front aspect, wooden flooring, radiator, built in wardrobe.

LOUNGE DINER

A multi aspect room with double glazed sliding doors to garden room and a window to side aspect, wooden flooring, multi fuel burning stove with a brick hearth and timber mantel over, radiator, stairs to first floor.

GARDEN ROOM

Windows to rear and side aspects including decorative stained glass windows, timber framed door to rear garden and also to front entrance, stairs up to garden terrace, radiator, access to the cellar.

KITCHEN

Double glazed window to rear, wall and base units with inset stainless steel sink and drainer, space and plumbing for a dishwasher, electric hob with cooker hood over, integrated double electric Bosch oven, laminate flooring, timber framed barn style door to side porch.

UTILITY ROOM

Double glazed window to side aspect, radiator, vinyl flooring, space for free standing fridge freezer and washing machine.

SIDE PORCH

Timber framed doors to front and rear gardens.

GAMES ROOM/STUDIO

Timber framed construction with wood burner, double glazed windows, divided into two rooms.

CABIN

A timber framed construction with living area with it's own entrance, double glazed windows to front aspect and wood burning stove. Shower room fitted with a shower cubicle with electric shower, WC and wash hand basin. Kitchen fitted with base units with worksurface over, inset stainless steel sink. Bedroom

EXTERNAL

To the front there is a concrete driveway with a paved path leading to the front door. There is a timber framed log store and access to the cabin. There is an area of shingle laid with decorative paving and a range of mature shrubs. A pathway to the side leads to the side porch.

The rear garden is accessed via the side porch with steps down. The garden is mainly laid to lawn, also with a range of mature shrubs and features a paved patio area with access to the games room/studio.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: C



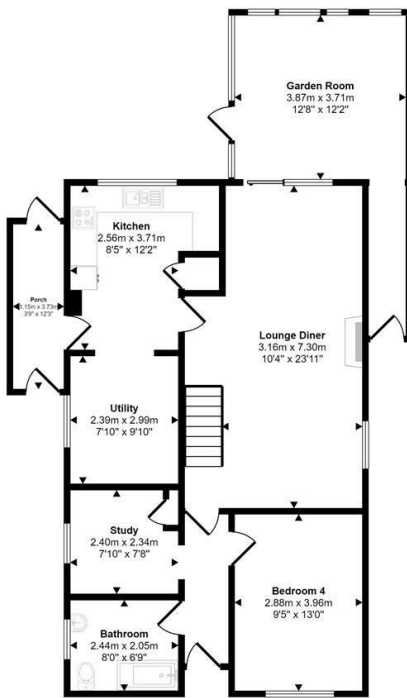
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

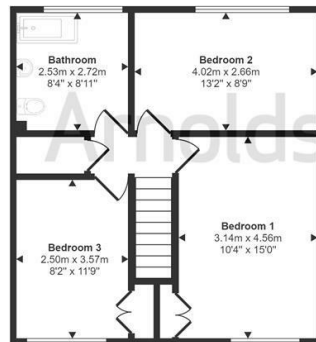
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

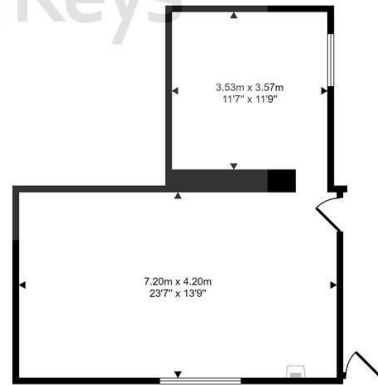
Approx Gross Internal Area
243 sq m / 2613 sq ft



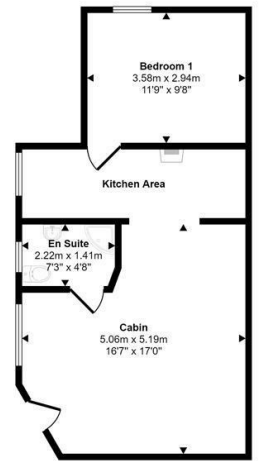
Ground Floor
Approx 99 sq m / 1064 sq ft



First Floor
Approx 50 sq m / 536 sq ft



Outbuilding
Approx 49 sq m / 525 sq ft



Annex
Approx 45 sq m / 487 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

