



OAKLANDS

Briston, Norfolk, NR24 2HE
Guide Price £450,000





4 OAKLANDS

Briston, Norfolk, NR24 2HE

DESCRIPTION

4 Oaklands is a four bedroom detached residence situated in a quiet location on the outskirts of Briston.

The property is approached via a gravelled driveway providing off road parking leading to a single garage. To the rear are landscaped, private garden grounds including decked, paved, gravelled and lawned areas with mature plants, shrubs and hedging. Open countryside views can be enjoyed from the first floor.

The accommodation briefly comprises; living/dining room with wood burner, kitchen/breakfast room, utility room, cloakroom, bedroom and sound proof studio/gym on the ground floor together with a master suite, two further bedrooms and a family bathroom on the first floor.

LOCATION

Briston is a busy and expanding settlement with a good range of facilities including shops, pub, primary school as well as sports and community centres. Melton Constable adjoins to the west where there is a doctors' surgery. There is attractive countryside surrounding with the Stody Estate nearby and the coastal Area of Outstanding Natural Beauty beyond. The North Norfolk Coast has fine walking, golfing, sailing and bird watching activities.

The beautiful Georgian town of Holt is approximately three miles away and has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools.

The cathedral city of Norwich is just twenty miles away from where there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.





SPECIFICATION

- Detached House
- Situated in a quiet Village Location
- Garage & Off Road Parking
- Landscaped Garden Grounds
- Living/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Ground Floor Bedroom
- Sound Proof Studio/Gym
- Master Suite
- Three further Bedrooms
- Family Bathroom
- Extremely Flexible Accommodation
- Oil Fired Central Heating & Double Glazing

GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

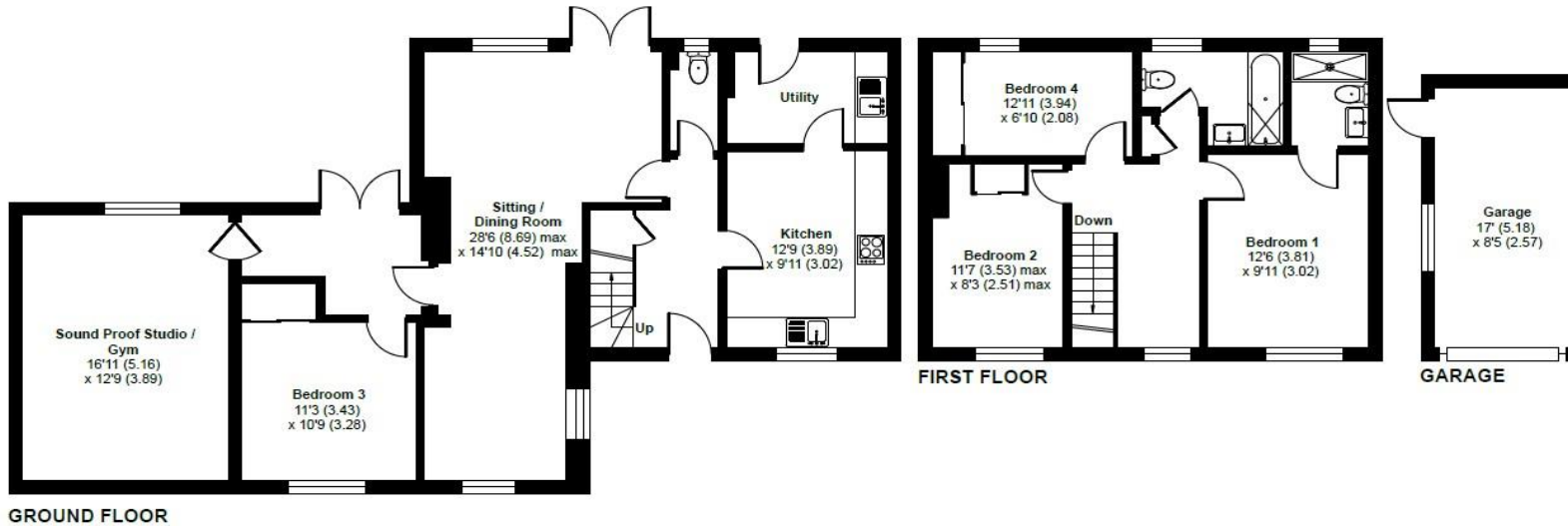




Oaklands, Briston, Melton Constable, NR24

Approximate Area = 1598 sq ft / 148.4 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1743 sq ft / 161.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|k|checom 2024. Produced for Brown & Co. REF: 1154595

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