



Introducing
33 Jewel Close,
Briston

SOWERBYS

A two bedroom end-terrace house located on a popular development within the thriving North Norfolk village of Briston. Available November 7th on an initial 12 month tenancy.

Upon arrival, prospective tenants are immediately welcomed into an entrance porch providing access to the ground floor accommodation. The cosy sitting room within the property provides versatile dimensions allowing for all traditional contents and furnishings. The modern fitted kitchen, home to an abundance of cupboard/worktop units is ideal for those looking to display their culinary skills. Offered with an integral electric oven/hob, the kitchen has space for a washing machine and fridge freezer.

Stairs located in the sitting room lead prospective tenants to the first floor bedroom and bathroom accommodation.

The primary bedroom is a spacious double room which allowing for all desired furnishings, enjoys an aspect out over the private enclosed garden. The second bedroom, another comfortable double room could alternatively be utilised as an office/study for those working remotely. Complimenting the bedrooms, the family bathroom comprises a shower over bath, wash basin and WC.

The private rear enclosed garden features a low maintenance lawn and gravel area.

BRISTON

An old wool village between Fakenham and Holt, Briston has easy access to the North Norfolk coast, an Area of Outstanding Natural Beauty.

There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office and a good Medical Practice. There's also an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre.

Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by.

AGENTS NOTE

No pets.

Unfurnished.

Electric heating.

Available 7th November.

12 month initial tenancy.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///late.currently.tribes](https://www.what3words.com/late.currently.tribes)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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