



27 Fakenham Road, Briston

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**Pointens**

### The Property

The property offered for rent is an unusually spacious, detached five bedroom family home. Recently totally refurbished throughout, the property now offers very well appointed accommodation briefly comprising an entrance hall, a 26' sitting room with a red brick fireplace housing a wood burner, a dining room, a well fitted out kitchen with fitted fridge, dishwasher, double oven, surface hob and extractor fan, a utility room with a fitted washing machine and a cloakroom. On the first floor a landing leads to a master bedroom with an en suite bathroom and three further bedrooms. On the second floor there is a further bedroom and cloakroom. The property also has the benefit of UPVC sealed unit double glazed doors and windows. Outside there is ample off street parking, brick weave patios to the front of the property and a good size rear garden which also has a brick weave patio area.

### Location

Briston is a thriving village that has an extensive range of amenities including village shops, a bakery, butchers, garage and a primary school. 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 international 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 after around two miles you will come to the crossroads in Briston. Turn right towards Melton Constable and the property will be found after around 200 yards on your left hand side.

### Accommodation

The accommodation comprises:

#### Open fronted porch

UPVC sealed unit door, leading to –

#### Entrance Hall

Staircase to first floor, understair cupboard.

#### Sitting Room (26'2 x 11')

Red brick fireplace housing a wood burner, two radiators, television and telephone point. Double doors leading to –

#### Dining Room (13'5 x 9'8, double aspect)

Radiator. Glass patio doors leading to the rear garden.

#### Kitchen (13'10 x 8')

Excellent range of fitted base units with working surfaces over, inset one and half bowl sink unit with mixer tap, fitted fridge, dishwasher, double electric oven, surface hob and extractor hood, radiator. Further range of matching wall units.

#### Utility Room

Base unit with working surface over, inset single drainer sink unit with mixer tap, boiler for central heating and hot water, fitted washing machine, wall units, door to outside.

#### Cloakroom

Wc, pedestal washbasin, radiator.

### First Floor Landing

Radiator, airing cupboard with fitted shelving and factory lagged hot water tank.

### Bedroom One (13' x 12'8)

Radiator.

### En suite shower room

Tiled shower cubicle with fitted shower, pedestal washbasin, wc, radiator.

### Bedroom Two (12'10 x 9'5)

Radiator, built in wardrobe.

### Bedroom Three (12'8 x 9'5)

Radiator

### Bedroom Four (11'2 x 5'5 plus door well)

Radiator, fitted wardrobe.

### Bathroom

Corner bath with shower over, wc, pedestal washbasin, heated towel rail, fitted cupboard.

### Second Floor Landing

Staircase to second floor, storage cupboard.

### Bedroom Five (13'8 x 8')

Radiator, two under eaves storage cupboards.

### Cloakroom

Wc, pedestal washbasin.

### Curtilage

The property is approached over a driveway which leads to ample off street parking. To the front of the property there is a brick weave patio and directly behind the property is a large garden which also has a brick weave patio and is presently being landscaped.

## General Information

**Rent:** £1500 per calendar month payable in advance.

**Type of let:** Assured shorthold tenancy

**Damage Deposit:** £1730 refunded at the end of the tenancy if no claim is justified.

**Services:** The tenants will be responsible for all services and council tax.

**References required:** Bank, employment and present or previous landlord. We also carry out a credit check.

**Fees:** There will be a £340 holding deposit, this will be refunded from the first month's rent.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application.

**Availability:** This property is available from July 2026..

**Local Authority:** North Norfolk District Council, 01263 513811.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

**Ref:** H313482L

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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | [enquiries@pointens.co.uk](mailto:enquiries@pointens.co.uk)