



INTRODUCING

148a Fakenham Road

*Briston, Norfolk*

SOWERBYS



THE STORY OF

# 148a Fakenham Road

Briston, Melton Constable  
Norfolk, NR24 2DH

Offered with No onward chain

Built by Respected Local  
Builders, Morrissey Builders Ltd

Traditional Red Brick and  
Pantile Construction

Double-Aspect Sitting Room  
with Wood-Burning Stove

Dining Room Opening into  
Conservatory/Garden Room

Principal Bedroom with En-  
Suite Shower Room, Two Further  
Bedrooms and Family Bathroom

UPVC Double Glazing  
and Solar Panels

Private Driveway with  
Ample Parking Space and  
Gravelled Turning Circle

Cart Shed-Style Garage with  
Adjoining Wood Store

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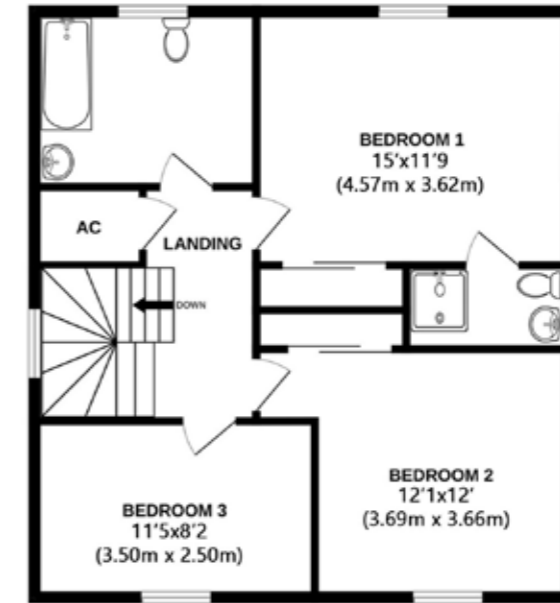
Quietly positioned in the heart of one of North Norfolk's most popular villages, this beautifully appointed detached home enjoys an enviable setting, tucked away yet within easy reach of the village's excellent amenities. Built around ten years ago by the highly regarded local firm Morrissey Builders of Briston, the house has been thoughtfully designed in a traditional style, constructed of red brick beneath a pantile roof.

The accommodation is both practical and welcoming, centred around a generous reception hall with fitted coats cupboard and staircase rising to the first floor. The double-aspect sitting room is a wonderfully comfortable space, complete with an open fireplace and wood-burning stove, whilst double doors connect seamlessly to the dining room. Beyond, a conservatory/garden room provides a peaceful spot from which to enjoy views of the garden.

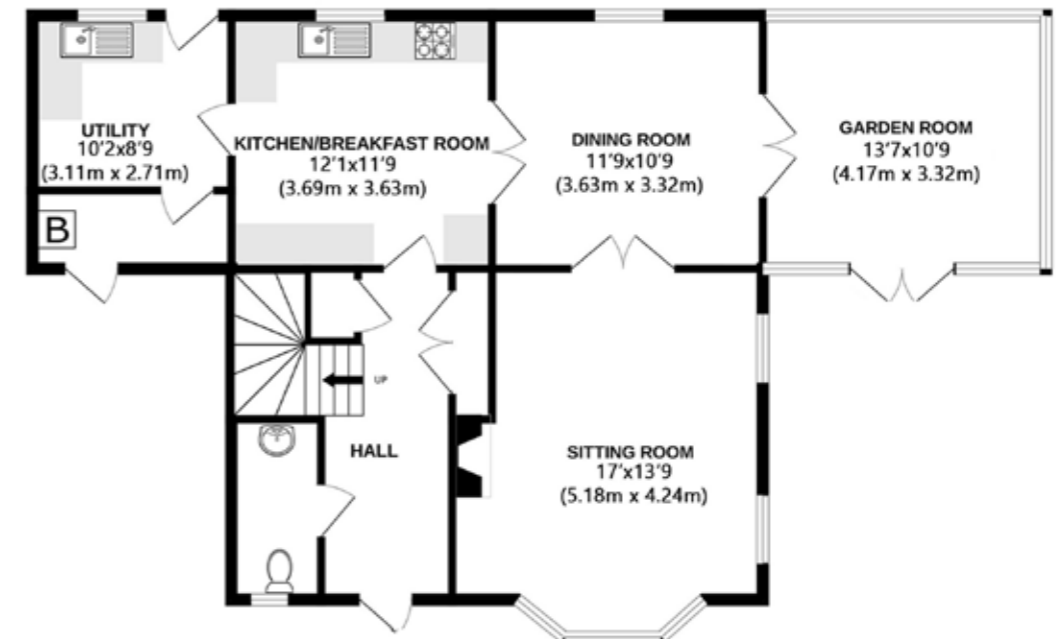
The kitchen is well fitted with ample storage and workspace, complemented by a utility room and separate boiler room. Upstairs, the principal bedroom enjoys a dual aspect and en-suite shower room, alongside two further bedrooms and a family bathroom. The house further benefits from UPVC double glazing, oil-fired central heating, solar panels and external lighting.

Outside, property is set back from the road via a 200' long private gravelled drive with a turning circle and a cart shed-style garage with adjoining wood store. Established gardens wrap around the house to the side and rear, creating a wonderfully private and sheltered setting. Outside further benefits from a garden tool shed and a 12' x 8' Office/gym with power and light. The property is also offered with no onward chain.





GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



148A FAKENHAM ROAD, BRISTON, NORFOLK NR24 2DH  
TOTAL FLOOR AREA: 1681 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Briston

HERITAGE MEETS COUNTRYSIDE  
BEAUTY AND COMMUNITY CHARM



Briston is a large, charming and agricultural based village located about 4 miles from the bustling market town of Holt - Renowned for its attractive architecture, independent boutiques, cafés, galleries and popular weekly market, Holt is considered one of North Norfolk's most vibrant towns, offering an excellent range of shopping, dining and leisure facilities.

The village of Briston has many amenities including the popular Three Horseshoes pub, traditional family butcher, bakery and local village shops with post office services. There is a school, community centre with many events and the historic medieval All Saints church.

Further amenities including a GP surgery, family butcher and village shop are to be found in the adjacent historic railway village of Melton Constable. Briston is well serviced by the local bus company and a car allows the freedom to explore the nearby beaches, coastal walks and historic houses at your leisure.



## Note from the Vendor



“A generous and welcoming home designed for relaxed countryside living.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 8336-2026-6600-0812-3202.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///destroyer.moods.lurching

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# SOWERBYS

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