



4 Nancarrow Drive, Briston

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Independent Estate Agents

Pointens





**4 Nancarrow Drive, Briston,
Norfolk NR24 2SN**

Holt 3 miles, North Norfolk Coast 6 miles,
Norwich 20 miles

Immaculately presented detached house situated in a quiet cul-de-sac of just 5 properties and within easy walking distance of good village amenities. A particular feature of this property is the south facing rear garden.

GUIDE PRICE £350,000



The Property

The property offered for sale is an immaculately presented, detached, four bedroom house, very pleasantly situated in a small cul-de-sac of just five properties and within a short walking distance of the extensive village amenities. Built in 2005, the accommodation comprises an entrance hall, a sitting room with an open fireplace, a well fitted out Kitchen/diner, utility room, garden room with patio doors leading to the rear garden and a cloakroom. A first floor landing leads to a master bedroom with an en suite, three further bedrooms and a family bathroom. The property also has the benefit of UPVC sealed unit double glazed windows and doors throughout, oil fired central heating and coved ceilings. Outside, a shingled driveway leads to a brick and tile garage. To the front of the property is a lawned garden and to the rear is a well tended, south facing garden.

Location

Briston is a popular and thriving village with an extensive range of amenities including village shops, a bakery, various takeaways, butchers, garage, nursery and primary schools. It is also in the catchment area of the popular Reepham High School and Sixth Form College. 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 destinations via Schipol.

Directions

Leave Holt on the Norwich Road. On the outskirts of the town turn right at the signpost for Hunworth Quarry. Proceed through Hunworth and after around two miles you will enter Briston. At the crossroads turn right. After around one mile turn left just before Eke's Garage into Hillside. Turn right into Wellington Road, take the first right hand turning into Bellview Close and turn right into Nancarrow Drive. No 4 will then be found on your right hand side.

Accommodation

The accommodation comprises: -

Covered Entrance Canopy

UPVC front door, leading to -

Entrance Hall

Radiator, staircase to first floor with cupboard under. Telephone point.

Sitting Room (18' x 11'7)

Open fireplace with marble effect hearth and wooden surround. Radiator, television and telephone point. Double doors to -

Kitchen/Diner (20' x 11'8)

Extensive range of fitted base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted electric double oven, electric surface hob and extractor hood. Fitted dishwasher, tiled splashbacks, range of matching wall units, radiator. Part tiled and wooden floor.

Conservatory (10'9 x 10')

Constructed of UpVC and with double doors leading to the rear garden.

Utility Room (8'9 x 6'3)

Base unit with inset sink and mixer tap. Plumbing for washing machine, door to garage, door to rear garden. Oil fired boiler for central heating and domestic hot water.

Cloakroom

Pedestal washbasin, wc, radiator.

First Floor

Landing

Airing cupboard with factory lagged tank, fitted shelving, radiator. Access to loft.

Bedroom One (13'2 x 12'8)

Fitted double wardrobe, fitted blinds, radiator.

En suite

White suite comprising pedestal washbasin, wc, shower cubicle with fitted shower, radiator. Electric shaver point.

Bedroom Two (10'8 x 9'2)

Radiator, built in double wardrobe.

Bedroom Three (13'3 x 8'9)

Built in single wardrobe, radiator.

Bedroom Four (8'8 x 8'6)

Radiator, built in wardrobe.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment. Fitted shower screen, wc, pedestal washbasin, radiator. Tiled splashbacks. Electric shaver point.

Curtilage

The property is approached over a shingled driveway which provides parking for one vehicle and leads to a brick and tile garage (18'7 x 9'5) with up and over door, electric power and light. To the front of the property is a lawned garden with inset flower and shrub beds. A pedestrian gate leads to the south facing rear garden which has a patio area behind the house and a lawn with inset flower and shrub beds. Outside tap and electric point. All being enclosed by high wooden panelled fencing.

General Information

Tenure: Freehold.

Council Tax Band: Band D (2025/26 – £2322.52).

Local Authority: North Norfolk District Council tel: 01263 513811.

Services: Mains water, electricity and drainage are connected.

Energy Performance Certificate: Band D.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Ref: H30819.

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Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

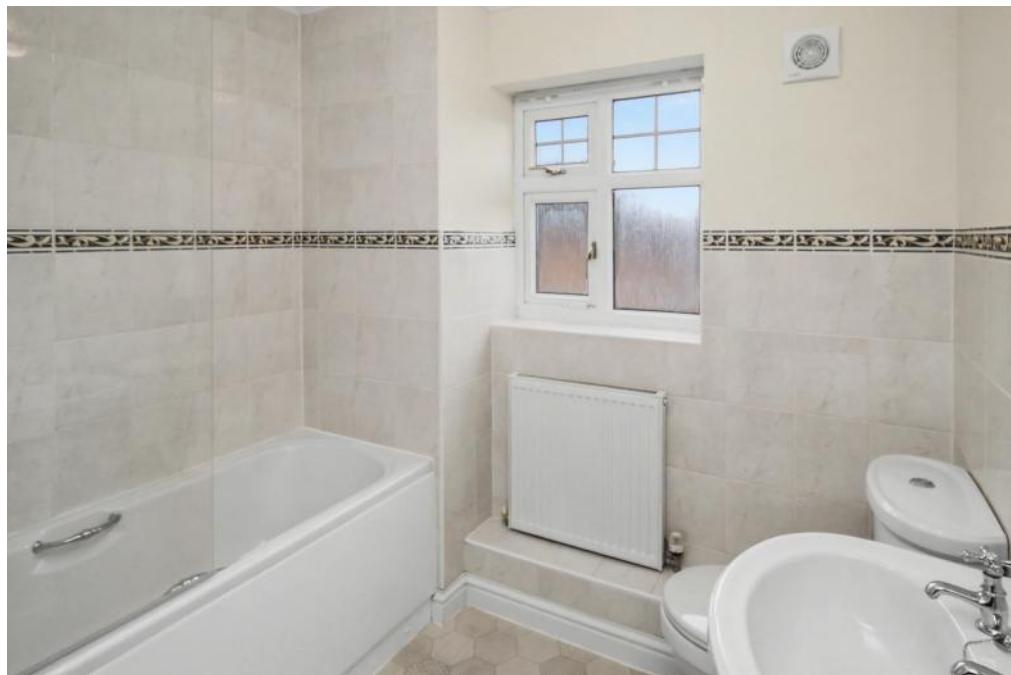
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Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1664 sq.ft. (154.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 not be used as such by any prospective purchaser. 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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