



148a Fakenham Road, Briston NR24 2

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Independent Estate Agents

Pointens





**148a Fakenham Road, Briston
Norfolk NR24 2DH**

Holt 4 miles, Norwich 20 miles

North Norfolk Heritage Coast 8 miles

A superbly appointed detached house tucked away in a quiet location yet within easy walking distance to the extensive village amenities. The property has three reception rooms and three bedrooms (master en-suite) Outside are private gardens, off street parking and a garage.

GUIDE PRICE £450,000



The Property

An extremely well appointed detached house situated in an enviable quiet location in the heart of this popular North Norfolk village close to the extensive village amenities. Constructed 10 years ago by Morrissey Builders Ltd, who are a long established, highly regarded and trustworthy company from Briston, the property is of red brick under a pantile roof. The accommodation comprises a generous hall with a fitted coats cupboard and staircase to first floor, a cloakroom, double aspect sitting room with an open fireplace housing a wood burner. Double doors lead to a dining room with a further set of double doors leading to a conservatory/garden room. A well fitted out kitchen, utility room and a boiler room. On the first floor, a landing leads to a double aspect master bedroom with en-suite, two further bedrooms and a family bathroom. Other benefits include sealed unit UPVC double glazing, oil fired central heating, solar panels and external lighting. Outside, the property is approached over a private driveway leading to the front of the house where there is a shingled turning circle and a cart shed-style garage with a wood store. There are gardens to both sides and to the rear. The property is being sold with no onward chain.

Location

Briston is a thriving village that has an extensive range of amenities to include: a public house, village shops, a bakery, butchers, garage and a primary school. Around 4 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 4 miles distant with Cley, Blakeney and Morston within easy reach. The county city of Norwich is 20 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 and go past the primary school and Ekes garage which are both on the left. After around 50 yards you will see the entrance to 148A on the right hand side.

Accommodation

The accommodation comprises: -

Covered entrance porch with front door, leading to -

Entrance Hall

Staircase to first floor, understair cupboard, fitted coats cupboard, radiator. Wooden flooring.

Sitting Room (17' x 13'9, double aspect)

Bay window to front aspect, open fireplace housing a wood burner. Two radiators, television point. Double doors lead through to :-

Dining Room (11'9 x 10'9, double aspect)

Radiator. Double doors lead to:-

Conservatory/Garden Room (13'7 x 10'9)

Double doors leading to the garden. Velux window, radiator.

Kitchen (12'1 x 11'9)

Fully fitted with a range of quality base units with working surfaces over. Inset sink unit, electric oven, hob with extractor hood, dishwasher point, double oven, matching wall units, breakfast bar, radiator.

Utility Room (10'2 x 8'9)

Fitted with a range of base units inset sink, plumbing for automatic washing machine, radiator, wall unit, door to garden,

Cloakroom

Wc, vanity unit with washbasin over, radiator.

Boiler Room (8'9 x 4')

Oil fired boiler for central heating and hot water, door to outside.

First Floor

Landing

Fitted airing cupboard, radiator.

Bedroom One (15' x 11'9 double aspect)

Fitted wardrobe. Radiator.

En-Suite

Shower cubicle, wc, washbasin, heated towel rail.

Bedroom Two (12'1 x 12')

Fitted wardrobe, radiator.

Bedroom Three (11'5 x 8'2)

Radiator.

Bathroom

Panelled bath, shower screen, mixer tap with shower attachment, wc, washbasin, heated towel rail.

Curtilage

The property is approached over a private driveway leading to just two properties. To the front of 148A there is a good size gravelled parking area leading to a cart shed-style garage (19'7 x 10'7) with electric roller door and electric power and light and at the back of the garage is a wood store. Attached to the house is a boiler room housing an oil fired boiler for central heating and domestic hot water. There are garden areas to the sides and to the rear of the property which are private and enclosed by mature hedging.



General Information

Tenure: Freehold.

Council Tax Band: Band D.

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

Services: Mains water and electricity. Drainage is via a septic tank.

Energy Performance Certificate: To be confirmed.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH Tel: 01263 711880.

Ref: H313491.

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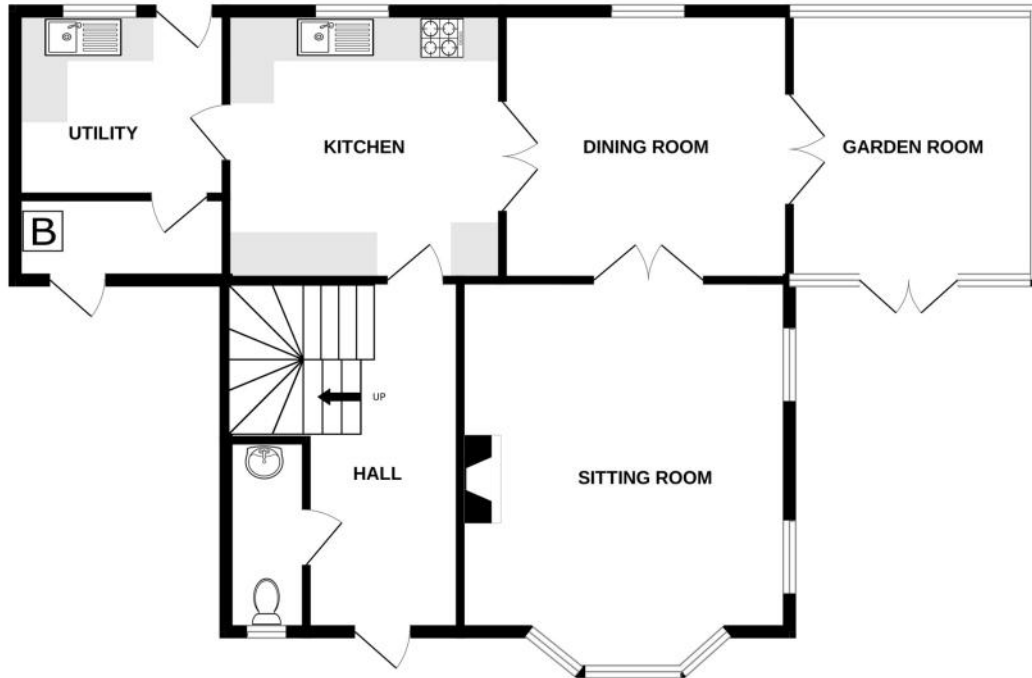
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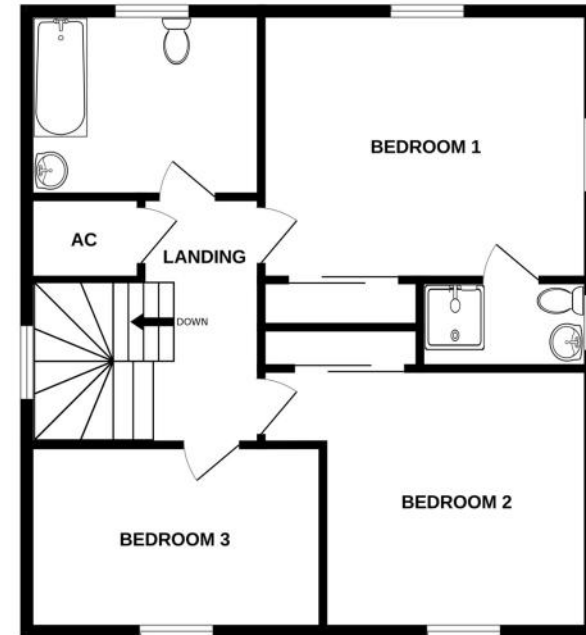
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GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 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 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 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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