



17 Church Street, Briston

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Independent Estate Agents
Pointens





17 Church Street, Briston

Norfolk, NR24 2HW

Holt 4 miles North Norfolk Coast 7 miles

Norwich 20 miles Norfolk Broads 24 miles

Pleasantly situated in the heart of this this much favoured North Norfolk village, the property offered for sale is a spacious, well appointed detached 3 bedroom bungalow literally a stone's throw from the extensive villages shops and amenities. A particular feature of the property is the large L shaped private rear garden backing onto open fields.

GUIDE PRICE £335,000



THE PROPERTY

The property offered for sale is a well presented detached bungalow ideally located in the heart of this popular North Norfolk village. The property has well appointed accommodation that comprises of an entrance hall a double aspect sitting room with an open fire place, a well fitted out kitchen. An inner hall leads to three double bedrooms and a family bathroom. The property also has the benefit of Upvc double glazed windows and doors throughout and oil fired central heating. Outside, the property is approached over a driveway that provides off street parking for several vehicles, this in turn leads to a detached brick and tile 20' garage. To the front of the property is a good size lawned garden and to the rear is a large L shaped private garden backing onto open countryside. The property is being sold with no onward chain.

LOCATION

Briston is a thriving village which has an extensive range of amenities to include village shops, a bakery, butchers, garage, doctors surgery and a primary school. Around four miles away is the market town of Holt. The centre of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is around twenty miles distant from where there is a fast rail service to London Liverpool Street with an approximate fast journey time of 1 ¾ hours. Norwich Airport, situated to the north of the city, has an expanding number of routes as well as access to most international destinations via Amsterdam (Schipol).

DIRECTIONS

Leave Holt via the Norwich Road upon reaching the outskirts of the town, take the first right hand turning signposted to Quarry. Follow this road for around two miles where upon you will enter the village of Briston. At the first cross roads proceed straight over into Holt Road and after around two hundred yards you will find the property on your left hand side identified by a Pointens For Sale board.

ACCOMMODATION

The accommodation comprises:
Upvc front door, leading to:
Entrance Hall
Two radiators, wooden flooring.

Sitting / Dining Room (22' x 12' double aspect)

Open fireplace with a tiled hearth. Two radiators. Television point. Serving hatch to kitchen.

Kitchen (9'9 x 8'6)

Range of fitted base units with working surfaces over. Inset single drainer sink unit with mixer tap. Double oven, recirculating hood, plumbing for automatic washing machine. Space for fridge freezer. Range of matching wall units. Wall mounted electric convector heater, half tiled walls. Door to outside.

Inner Hall

Airing cupboard with fitted shelving, wooden flooring. Loft access.

Bedroom One (11' 2 x 9'2)

Double fitted wardrobe, radiator, television point.

Bedroom Two (12' 2 x 11'4)

Fitted wardrobe, radiator.

Bedroom Three (9'4 x 8'7)

Radiator.

Shower Room

Large walk in tiled shower cubicle, fitted shower. Vanity unit with wash basin over. WC. Radiator, tiled splashbacks.

Curtilage

The property is approached over a gravelled driveway that provides ample off street parking for several vehicles. This in turn leads to a detached brick and tile garage (20' x 10'9') with up and over door, electric power and light. To the front of the bungalow is a good sized lawned garden area partially enclosed by wooden panelled fencing. There is a pedestrian pathway down both sides of the property leading to the rear comprising of a lawn and two patio areas, various inset flower and shrub beds. Plastic oil tank. An archway leads to a further large garden also laid to lawn with a wooden garden shed. Also outside is a oil fired boiler for central heating and domestic hot water. The rear garden is enclosed with a mixture of fencing and hedging.

General Information

Tenure: Freehold.

Council Tax Band: C (£1887.62 2023/2024)

Energy Performance Certificate: E.

Services: Mains water, electricity and drainage are connected.

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

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

Ref No: H313091.

Important Notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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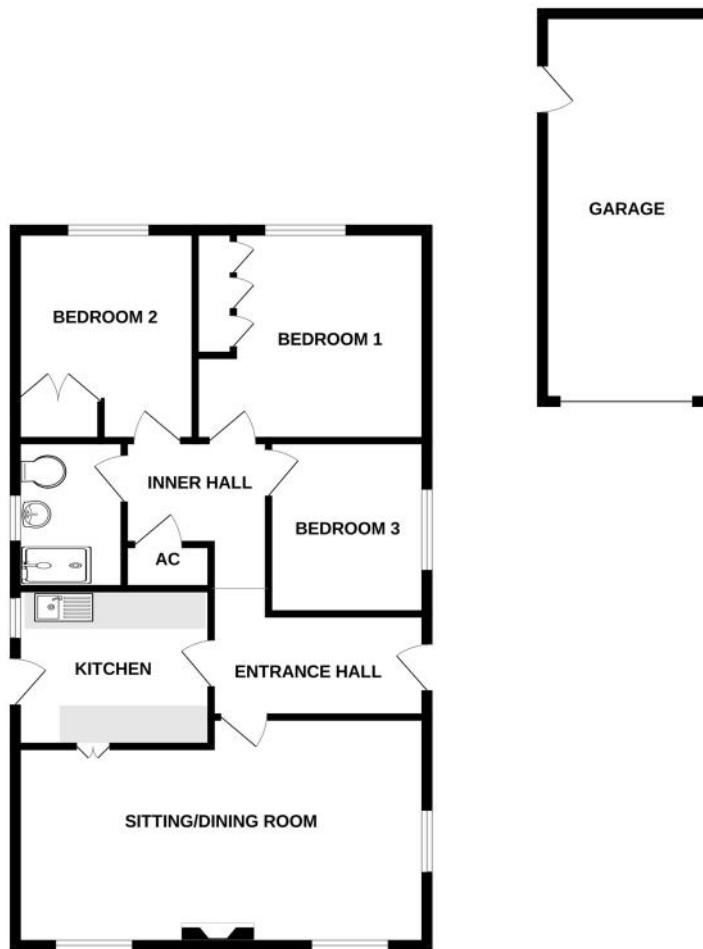
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



17 CHURCH STREET, BRISTON NR24 2HW

TOTAL FLOOR AREA: 1032 sq.ft. (95.9 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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