



Woodland View, 22a Providence Place, BRISTON. NR24 2HZ.

Holt 4 miles. Fakenham 10 miles.
Aylsham 9½ miles. Coast 9 miles.

Offers sought in the region of
£300,000
Freehold

Attractive, detached, South-West facing, Family Residence with brick and flint faced elevations, and electrically heated and double glazed accommodation, which includes 4 bedrooms spread over 3 floors, and having views to the rear across open farmland.

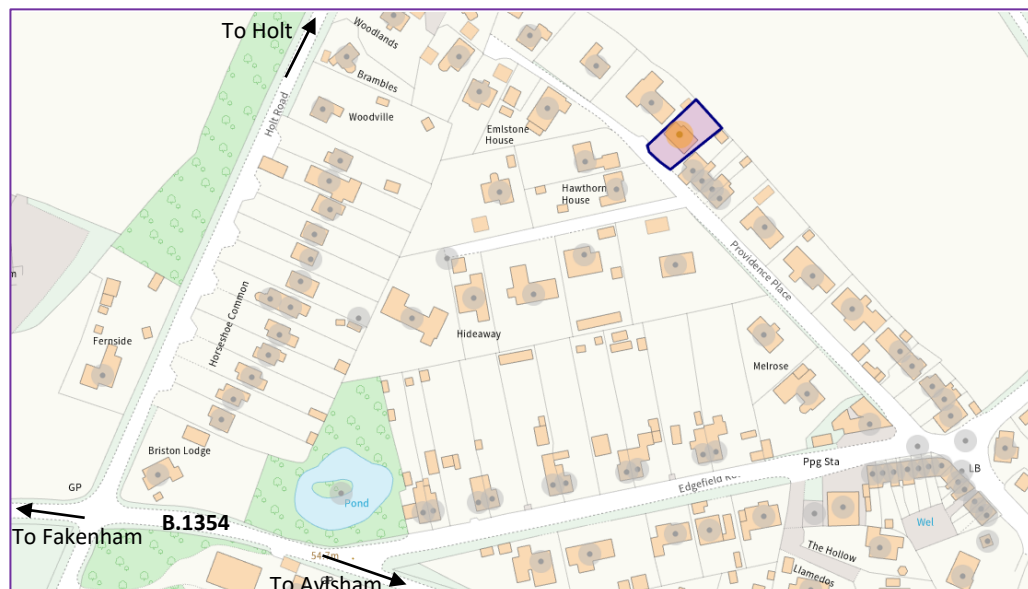
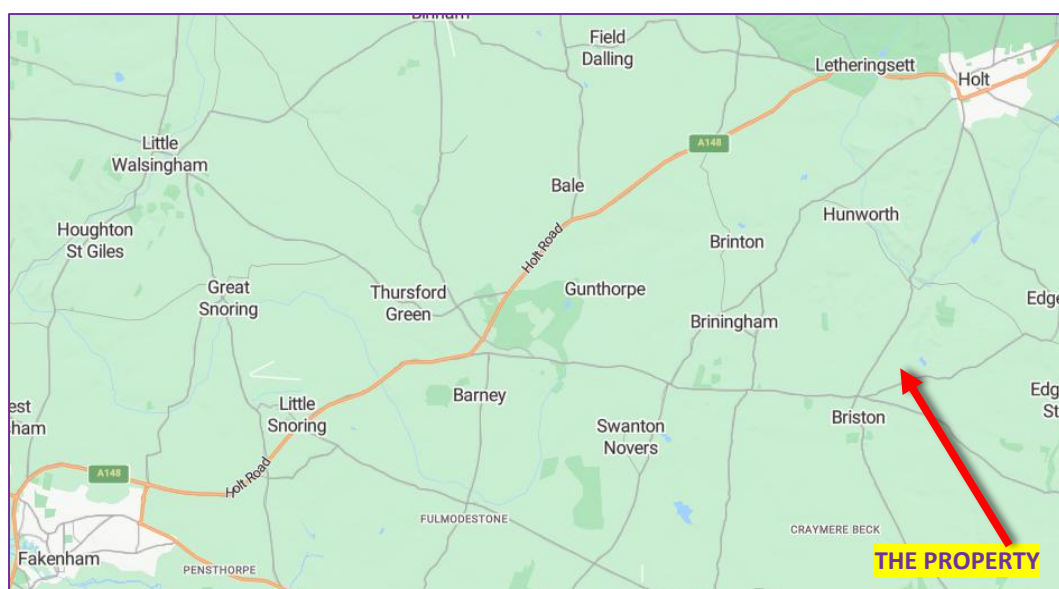
There is ample parking space, a garage and a well enclosed Garden.

The property stands in a non-estate position within a quiet cul-de-sac walking distance from the Village centre.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the A.148 Holt and Cromer road, and at 5 miles bear right onto the B.1354 as signposted Melton Constable and Aylsham. Proceed through Melton Constable and on into Briston. Continue past the turning to Stody and Hunworth, and take the next left as signposted West End into Edgefield Road. Turn left at 250 yards into Providence Place, and the property is on the right at 150 yards, as marked by a for sale board.

Location: Briston and the neighbouring village of Melton Constable, together offer a good range of local facilities including two general stores, butchers, bakery, community nursery, primary school, 2 village pubs and a doctor's surgery. The pretty Georgian town of Holt with its range of independent shops, boutiques and restaurants, (and the Gresham Private School), is about 4 miles away, and the Market Town of Fakenham, which offers further shopping, educational sporting and leisure facilities (and was once voted by readers of the "Country Life" magazine as the seventh best town in Britain to live), is 10 miles distant. The popular North Norfolk Coast is 9 miles distant and the City of Norwich, 20 miles.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.

Tel: 01328 864763.

Email: office@baileybirdandwarren.co.uk

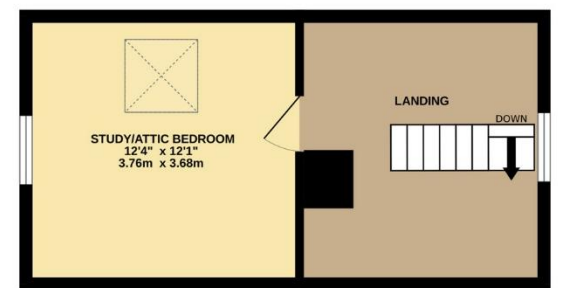
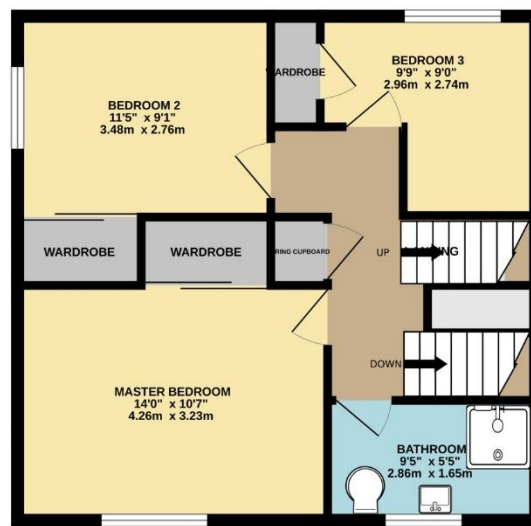
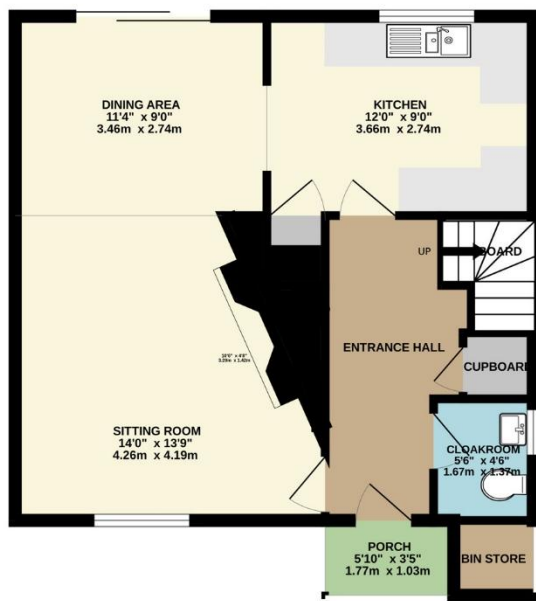
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They do not constitute part of an offer or contract.

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EPC: TBA



Ground Floor:

Entrance Porch: with tiled floor, fitted seat, outside power point and lantern light.

Entrance Hall: Understairs cupboard. "Dimplex" Night storage heater, Laminate floor. Telephone point.

Cloakroom: Hand basin with mixer tap, and cupboard under, low level WC. Roller blind. Dado rail.

Sitting room: 13'9" x 12'6", (max). Open brick fireplace with tiled hearth, timber mantle shelf and 2 arched ornament recesses with concealed lighting over. Mock ceiling beams. Night storage heater. 'Phone point. TV point. Wall lights. Opening to

Dining Area: 11'4" x 9'0". Night storage heater. Mock beamed ceiling. Sliding double glazed patio doors to rear garden. Arch to

Kitchen: 12'0" x 8'10". Double bowl sink unit with mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for washing machine under. Further fitted work top with tiled splashback, and drawers and cupboards under. Matching range of wall mounted cupboard units and fitted shelves. Fitted recirculating hood. Built-in shelved cupboard. Tiled floor. Venetian blind. Strip light. TV point. Telephone point. Door to entrance hall.

First Floor:

Landing: Built-in airing cupboard with factory lagged hot water cylinder, twin fitted immersion heaters and slatted shelving. Ceiling recessed spotlight and further light. (Staircase to second floor).

Shower room: Shower cubicle with "Triton" fitting, and glass screen door. Hand basin with cupboard under. Low level WC. Electric heater. Extractor fan. Shaver point.

Bedroom 1: 13'9" x 10'4". Built-in double wardrobe cupboard with sliding door, fitted shelves and hanging rail. Night storage heater. 3 wall lights. TV point. Venetian blind.

Bedroom 2: 11'3" x 9'0". Built-in double wardrobe cupboard with sliding door, fitted shelves and hanging rail. Night storage heater. TV point. Venetian blind.

'L' shaped Bedroom 3: 9'7" x 9'1", (max). Built-in wardrobe cupboard with shelves and rail. "Dimplex" electric heater. TV point. Venetian blind. View over rear garden & fields.

Second Floor: (in roof space).

Landing: 11'0" x 8'2", (ave), including stairwell. Hatch to roof space. Venetian blind. Door to

Attic Bedroom 4/Study: 12'3" x 8'2", (ave). Velux roof light and window in gable wall. Ceiling recessed spotlights. TV point. Lovely rural view.

Outside: Double field type gates lead to a gravelled drive/parking space to the front of the property, and to an attached brick & tiled **Garage, 19'2" x 9'4"**, with up & over door, concrete floor, electrical connection and personal door. There is a path to the side with wood store and water tap, leading to an enclosed, rear garden which backs onto farmland. Within the garden is a decked area & Garden Shed.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: North Norfolk District Council, Cromer. Tel: (01263) 513811.

Tax Band: "C".

