



**13 Bridge Close,  
BRISTON.  
NR24 2SG.**

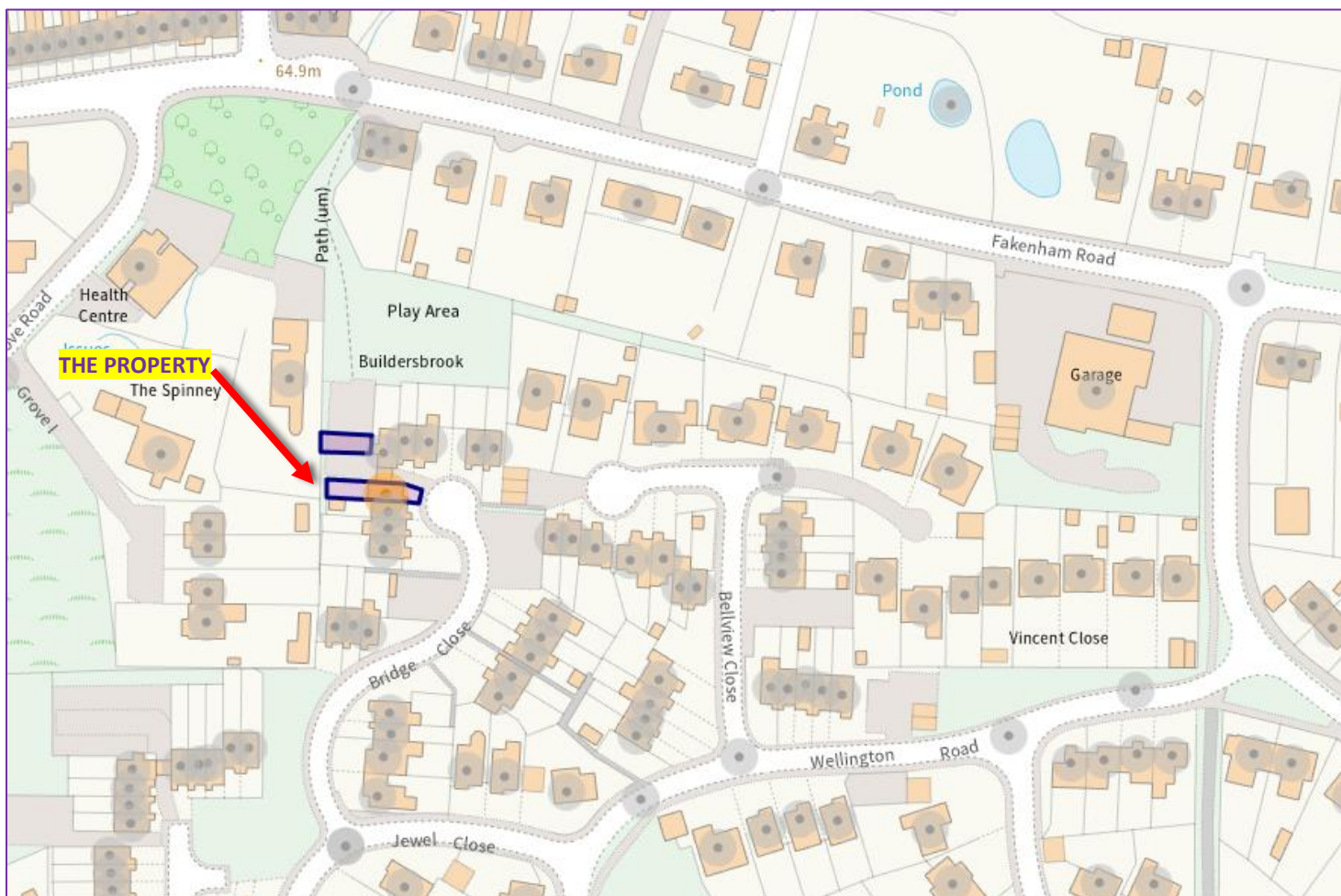
**Offers sought in the region of  
£190,000**  
Freehold

Very well presented modern terraced House with electrically heated and double glazed 2 bedroomed accommodation, with well enclosed Garden and allocated car parking space.

Recent improvements to the property have included redecoration, the provision of a new hob & oven and some new carpets.

The property is located at the end of a sought after cul-de-sac, on a popular development, close to a Play Area, and within easy walking distance of all village amenities and open farmland.

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



**Directions:** From Fakenham take the A.148 Holt & Cromer road, and proceed for 5 miles. Bear right, just before the Crawfish Thai Restaurant onto the B.1454 as signposted Melton Constable. Continue into the village and turn right immediately after the filling station into Hillside. Bear right into Wellington Road, right again into Jewel Close, and right again into Bridge Close. The property is on the left at the end of the cul-de-sac.

**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 doctors 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 www.baileybirdandwarren.co.uk**

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**Ground Floor:**

**Enclosed Entrance Porch:**

**Sitting room: 16'7" x 12'6", (5.1m x 3.8m).**

Electric radiator. Understairs cupboard. TV point.

**Kitchen: 12'6" x 8'8", (3.8m x 2.6m).**

1½ bowl stainless steel sink unit set in fitted work surface with tiled surround, and drawers and cupboards under. Built-in 4 ring electric hob unit with oven under, and extractor hood over. Matching range of wall mounted cupboard units. Electric radiator. Spotlights. Twin double glazed doors to rear garden.

Staircase to

**First Floor:**

**Landing:**

**Bedroom 1: 12'6" x 9'0", (3.8m x 2.7m).**

Electric panel heater. Built-in airing cupboard with factory lagged hot water cylinder, twin fitted immersion heaters and slatted shelving. TV point.

**Bedroom 2: 12'6" x 8'6", (3.8m x 2.6m) + door recess.**

Electric panel heater. Hatch to roof space.

**Bathroom:**

Panelled bath with tiled surround and "Triton" shower fitting over. Pedestal hand basin with tiled splashback. Low level WC. Wall mounted electric convactor heater. Extractor fan.

**Outside:**

To the front of the property is a small, easily maintained garden area with shrubs and gravelled area.

To the rear is a very well enclosed garden with paved patio, lawn, shrubs and flower beds. Within the garden is a timber and felt roofed **Garden Store**.

A pedestrian gate leads to a communal parking area, with **allocated car parking space**.

**Services:**

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

**District Authority:**

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

**Tax Band: "A".**

**EPC: D**

