



THE STORY OF
27 Chequers Close

Briston, Norfolk

SOWERBYS



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27 Chequers Close

Briston, Norfolk
NR24 2PW

Spacious Four-Bedroom Detached Family Home

Peaceful End of Cul-de-Sac Position
in the Popular Village of Briston

Offered to the Market Chain Free

Generous and Flexible Accommodation
with Three Reception Areas

Bright Kitchen/Breakfast Room
and Separate Utility

Principal Bedroom with En-Suite Shower
Room and Fitted Wardrobes to All Bedrooms

Excellent Potential to Modernise and Personalise

Integral Double Length Garage with
Scope for Conversion (STPP)

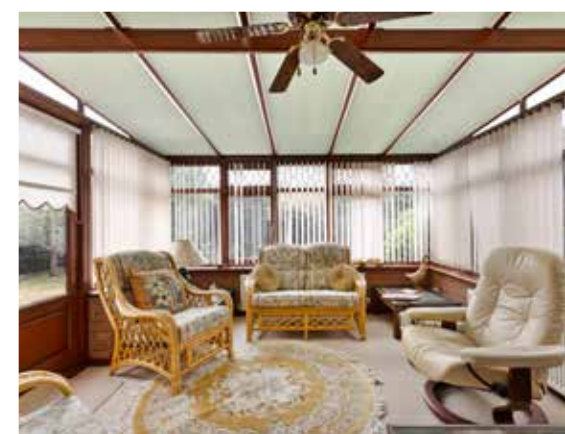
Private, Enclosed Rear Garden with Mature
Planting, Fruit Trees and Two Terraces

Close to Village Amenities, Community Field,
Well-Regarded Schools and the Coast

SOWERBYS HOLT OFFICE

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Offered to the market chain free, 27 Chequers Close combines generous proportions, a flexible layout and excellent potential to modernise, allowing a new owner to tailor the accommodation to their own tastes and lifestyle.

Built by Norfolk Homes Ltd and first sold in 1994, designed with family living in mind, the ground floor offers a series of well-balanced reception spaces that flow effortlessly together. The dual-aspect sitting room is filled with natural light and centred around an attractive fireplace, with glazed double doors opening into the dining room to create an ideal space for both everyday living and entertaining. A conservatory extends the accommodation further, providing a peaceful spot to enjoy views over the private rear garden throughout the seasons.

The kitchen/breakfast room forms the heart of the home and features programmable controls for the central heating and hot water, complemented by a practical utility room with direct access to both the garden and the integral garage. A heating thermostat is located in the hall. The double length garage offers excellent storage and, subject to the necessary permissions, presents potential for conversion into additional living accommodation, a home office or gym.

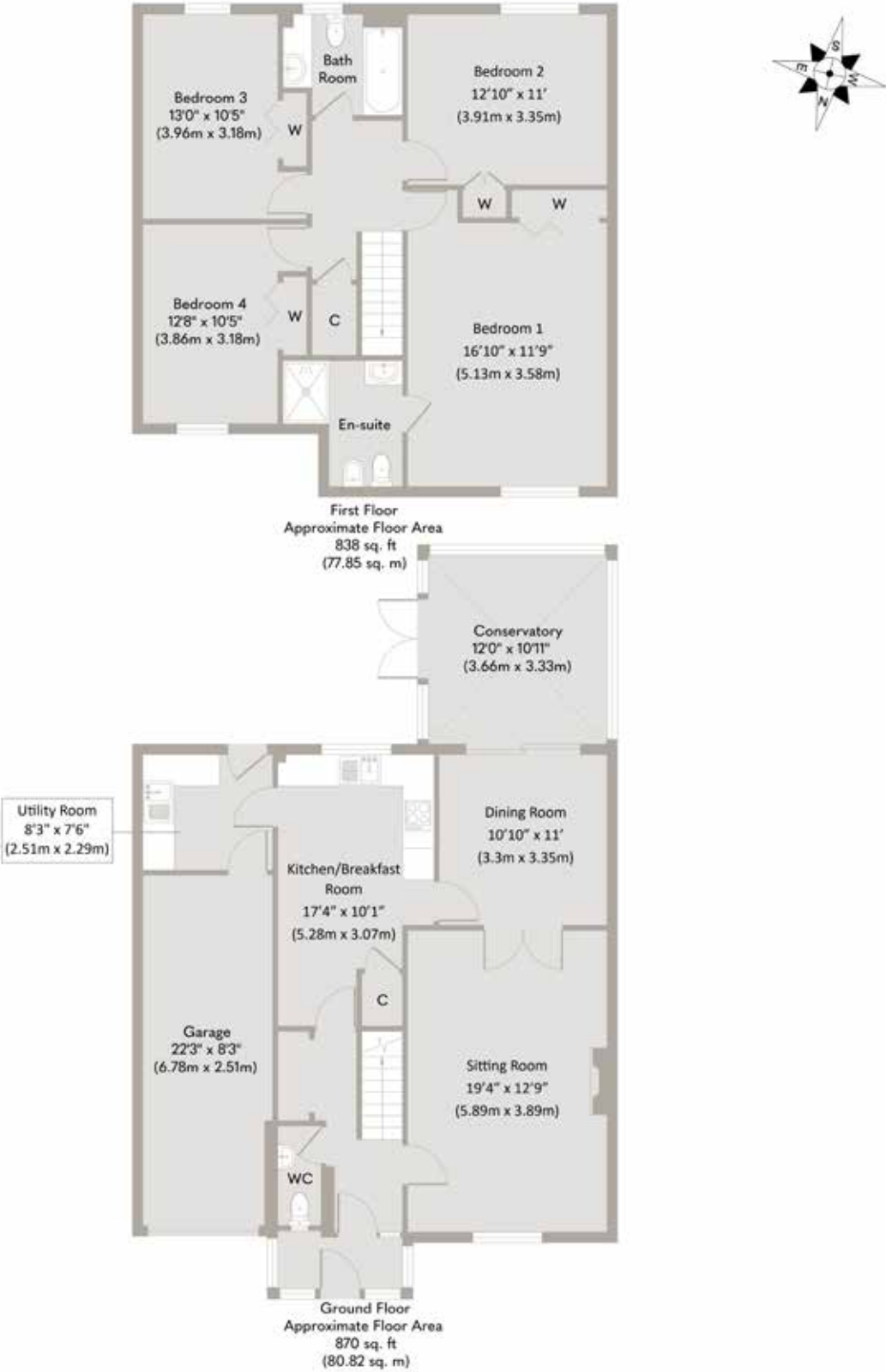
Upstairs, four well-proportioned bedrooms all benefit from fitted wardrobes, with one currently arranged as a study, offering flexibility for those working from home. The principal bedroom enjoys the convenience of an en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom.



Outside, the enclosed rear garden is a delightful and private haven, thoughtfully planted with mature shrubs, colourful borders and apple and pear trees. Two separate terraces provide the perfect settings for al fresco dining or relaxing in the sunshine, while the established boundary planting creates a wonderful sense of privacy.

Beyond the property, Briston offers an exceptional village lifestyle. Just moments away, the four-acre community field provides tennis courts, football pitches, a children’s play area, outdoor gym equipment and a skate park, making it a fantastic asset for families and dog walkers alike. The village also benefits from a well-supported community centre, local shops including a regionally popular, family-run, artisan butcher, bakery, hot/cold deli, newsagent and grocery store, a Co-op with Post Office, and a well-regarded nursery and primary school, while the Georgian town of Holt and the stunning North Norfolk coastline are only a short drive away.

With its enviable cul-de-sac setting, generous accommodation, private garden and outstanding scope to enhance and personalise, this is a home that offers both immediate comfort and exciting future potential.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Briston

HERITAGE MEETS COUNTRYSIDE
BEAUTY AND COMMUNITY CHARM

Briston is a vibrant North Norfolk village with a strong sense of community and excellent access to surrounding villages, countryside, and the North Norfolk coast. Located just 4 miles from Holt, around 9 miles east of Fakenham, 14 miles southwest of Cromer, and approximately 21 miles northwest of Norwich, it offers a practical and lively base for families, commuters, and those seeking a balanced rural-coastal lifestyle.

It's well served by public buses; nearest train is Sheringham (links with Norwich). The village has a range of amenities including a supermarket with Post Office, an independent multi-offering shop, nursery and primary schools, and there are secondary schools nearby, making daily life convenient. Briston is also home to two food pubs, one with garden and accommodation, providing social hubs for residents. Regular community events at The Copeman Centre village hall and Briston Pavilion on the community field foster a welcoming and active local culture. There is a GP Surgery in neighbouring Melton Constable.

Briston is well-placed for outdoor pursuits, with surrounding farmland, quiet lanes and nearby Holt Country Park, Blickling and Felbrigg Estates and Sheringham Park offering walking, cycling, and nature-spotting opportunities. The captivating North Norfolk coastline, with sandy beaches and exceptional coastal wildlife reserves of Cley, Salhouse and Blakeney marshes and at Cromer are within easy reach for day trips and weekend adventures.

With its friendly community, practical amenities, and proximity to both countryside and coast, Briston provides a lifestyle that blends convenience, leisure, and rural charm, ideal for families, professionals, and anyone drawn to North Norfolk living.



Note from Sowerbys



On the edge of the village, the property enjoys a beautiful countryside outlook

“Beyond the property, Briston offers an exceptional village lifestyle...”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2282-7630-2006-4435

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///proud.tastes.incisions

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SOWERBYS

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