



10 Southgate Way, Bristol

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens









**10 Southgate Way, Briston,  
Norfolk NR24 2SD**

North Norfolk Coast 6 miles, Holt 4 miles

Norwich 20 miles

Spacious immaculately presented detached family sized house with 3 reception rooms and 4 bedrooms (master en-suite). Quietly situated in an enviable location at the head of a cul-de-sac just a short walk from the village centre and its extensive amenities.

**Guide Price £450,000**



## THE PROPERTY

The property offered for sale is an immaculately presented detached four bedroom family size house situated in an enviable location at the head of a cul-de-sac on a corner plot. Constructed by Norfolk Builders Necton Management in 2011, the property enjoys a quiet location and is within easy walking distance of the extensive village amenities. The accommodation briefly comprises an entrance porch leading to an entrance hall, a double aspect sitting room with a wood burner, a dining room, a well fitted out kitchen, a utility room, a good size conservatory overlooking the rear garden and a cloakroom. On the first floor, a landing leads to a master bedroom with en suite, three further bedrooms and a family bathroom. The property enjoys the benefit of sealed unit double glazed windows and doors throughout, coved ceilings and oil fired central heating. Outside, to the front of the house is a shingled driveway providing off street parking. There is also a brick and tile garage and to the rear of the property are good size, well tended gardens.

## LOCATION

Briston is a thriving village that has an extensive range of amenities including village shops, a bakery, butchers, garage, nursery and primary schools. It is also in the catchment area of the popular Reepham High School. Around four 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 four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is about twenty miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations via Amsterdam (Schipol).

## DIRECTIONS

Leave Holt via the Norwich Road on the outskirts of the town. Turn right signposted to Hunworth Quarry. Proceed through Hunworth and at the next crossroads proceed straight over into Briston. Go past Graves The Butchers and turn left into Church Lane. Follow this road into Hall Street. Old School Road will then be found after a short distance on your left. Turn first left into Southgate Way. No 10 will then be found on the right at the head of the cul-de-sac.

## ACCOMMODATION

The accommodation comprises:

uPVC front door, leading to -

### Entrance Porch

Tiled floor. Door to -

### Entrance Hall

Ornate Victorian style tiled patterned floor. Radiator. Staircase to first floor.

### Sitting Room (21' x 11'10, double aspect)

Open fireplace housing a wood burner. Radiator. Television point. Upvc double doors leading to the rear garden.

### Dining Room (13'8 x 9'6)

Radiator. Upvc double doors leading to the rear garden. Wooden flooring.

### Kitchen (13'8 x 7'9, double aspect)

Range of fitted base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted double oven. Induction hob with extractor hood over. Dishwasher. Tiled splashbacks. Range of matching wall units. Radiator. Space for fridge/freezer.

### Upvc Conservatory (14'4 x 12')

Overlooking the rear garden. Wall mounted electric heater. Double and single doors to garden.

### Utility Room (7'9 x 6'3, double aspect)

Range of fitted base units with work surfaces over. Inset single drainer sink, plumbing for automatic washing machine and tumble drier. Radiator. Cupboard. Floor mounted Worcester Bosch boiler for central heating and domestic hot water.

### Cloakroom

Vanity unit with basin over. WC., radiator. Tiled floor.

## First Floor

### Landing

Airing cupboard with fitted shelving and factory lagged water tank.  
Radiator.

### Bedroom One (12'4 x 10'2)

Radiator, television point.

### En suite

Tiled shower cubicle with fitted shower. Pedestal washbasin, WC., radiator.

### Bedroom Two (12' x 10'6)

Radiator.

### Bedroom Three (8'10 x 8'7)

Radiator.

### Bedroom Four (10'9 x 7')

Radiator.

## Bathroom

Panelled bath with shower screen and shower over. WC., pedestal washbasin, radiator.

## Curtilage

The property is approached from the public highway over a gravelled driveway which provides off street parking. To the side of this is a brick and tile garage (17'5 x 8'6) with up and over door, electric power and light and personal door leading to the rear garden. There is a lawned front garden and to the rear of the house is a good size corner plot which is mostly laid to lawn with various inset flower and shrub beds, a pergola and a wooden garden shed. This is all enclosed by wooden panelled fencing.

See all our properties at



## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage are connected.

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

**Tax Band:** D (2022/23—£2123.57)

**Energy Performance Certificate:** To be confirmed

**Viewing arrangements:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**Ref:** H313080

## Important Notice

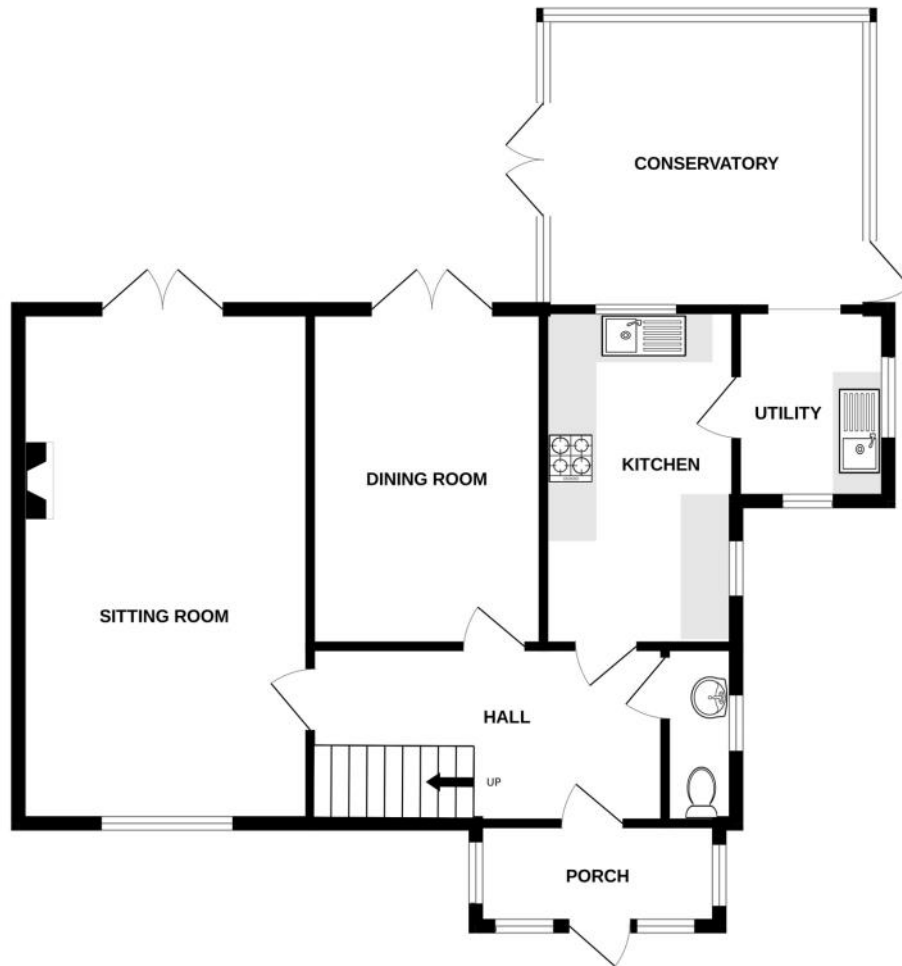
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

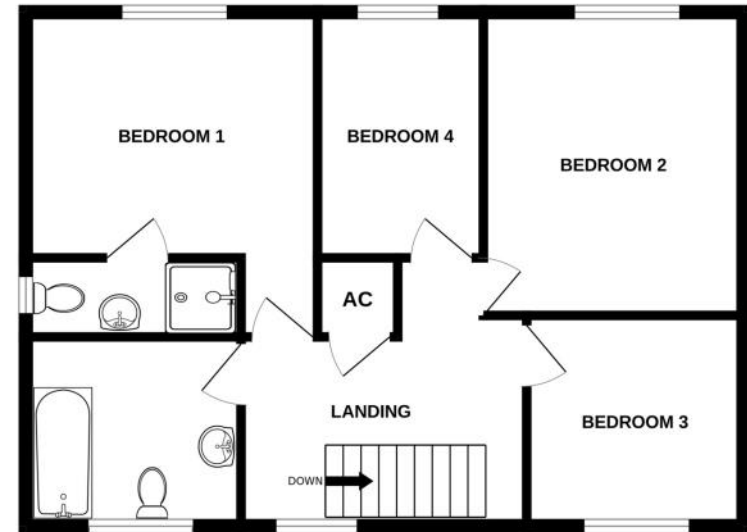




GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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.  
Made with Metropix ©2023



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

Pointens

Independent Estate Agents