



132 Hall Street, Briston

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Independent Estate Agents

Pointens





132 Hall Street, Briston,

Norfolk NR24 2LQ

4 Holt miles, North Norfolk Coast 7 miles,

Norwich 20 miles

A deceptively spacious detached two storey property situated in pleasant grounds of about 1/3 acre (STS). Situated in a non estate location, a particular feature is the wonderful large south west facing rear garden backing onto open fields.

Guide Price £395,000



THE PROPERTY

The property offered for sale is a spacious detached two storey dwelling situated in well tended grounds of around 1/3rd acre (sts). In good condition throughout, the accommodation extends to just over 1900 sq ft and comprises an entrance hall, a sitting room, kitchen, dining room/ bedroom 3, 2 further bedrooms and a bathroom. On the first floor there is a bedroom, a cloakroom and a large loft storage room. The property enjoys the benefit of oil fired central heating and UPVC sealed unit windows, doors and barge boards. Outside, a driveway leads to an integral garage. To the front of the property there is a lawned garden. A particular feature of this property is the large south west facing rear garden which has lawns, a patio and wild flower areas. The grounds extend to 0.344 acre (subject to survey). There is no onward chain.

LOCATION

Briston is a thriving village that has an extensive range of amenities including two village shops, a bakery, butchers, garage, nursery and primary schools. Two popular public houses and take-away shops It is also in the catchment area of the popular Reepham High School. The village has a regular bus service to Holt, Fakenham, Norwich and Kings Lynn. The neighbouring village of Melton Constable has a doctors surgery. 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 distance 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 Schipol.

DIRECTIONS

Leave Holt via the Norwich Road. At the roundabout proceed straight over and take the next right hand turning signposted Hunworth Quarry. Continue through the village of Hunworth and after going through the trees you will arrive at a crossroads. Proceed straight over into the village and after passing Graves Convenience Store and Butchers, turn left into Church Street. Follow this road which will take you into Hall Street. No 132 will be found on the right hand side, identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

UPVC front door, leading to -

Entrance Hall

Radiator, two fitted cupboards with storage cupboards over. Stairs to first floor.

Sitting Room (14' x 14'5)

Radiator, television point.

Kitchen (12' x 10')

Range of fitted base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted double oven. Washing machine, fridge, range of matching wall units. Radiator. Door to rear garden.

Bedroom One (13'4 x 8')

Radiator, pedestal washbasin, fitted airing cupboard with factory lagged tank and shelving.

Bedroom Two (11'5 x 11')

Radiator. Triple wardrobe.

Dining Room/Bedroom three (15'1 x 10')

Radiator, television point.

Bathroom

Shower/bath with fitted shower screen, mixer tap and shower over. Vanity unit with washbasin over. W.C.

First Floor

Landing

Fitted cupboard.

Bedroom Four (14'2 x 11')

Radiator.

Cloakroom

W.C. Pedestal washbasin.

Loft storage room (23'8 x 23')

The roof is a hand cut roof. It would be easy to convert this space into further living accommodation.

Curtilage

To the front of the property is a driveway leading to an integral brick built garage (16'2 x 8') with UPVC up and over door, electric power and light. To the front, there is a lawned garden with a gate leading down the side of the property to the large south west facing rear garden which has a patio directly behind the house, several lawned areas, wild flower areas, two garden sheds and various inset flower and shrub beds, all enclosed by a mixture of wooden panelled fencing and mature hedging. The grounds extend to 0.344 of an acre (subject to survey).

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General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Council Tax Band: D (£2,123.57—2023/24)

Energy Performance Certificate: Band to be confirmed

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

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H313096.

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

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.

Please note that: Photographs may have been taken with the use of a wide-angle lens

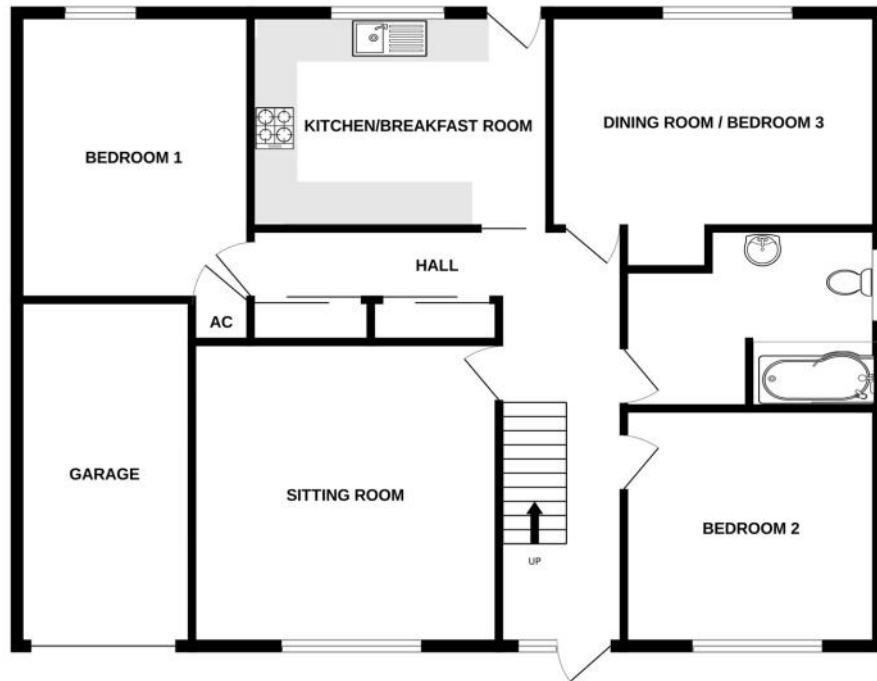
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

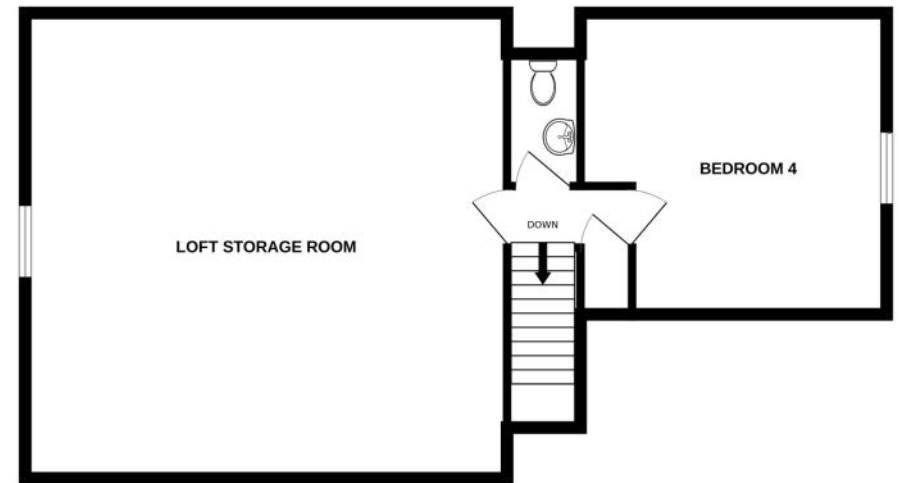
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GROUND FLOOR
1175 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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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