



10 Chequers Close, Briston

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## 10 Chequers Close

Briston, Norfolk NR24 2PW

Sheringham 5 miles, North Norfolk Coast 2 miles

Norwich 20 miles

Re-furbished and extended in recent months to a high standard this property is situated in a popular residential area of this sought after village that has an excellent range of local amenities.

**GUIDE PRICE £159,950**



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## The Property

The property offered for sale is a very well appointed mid terrace house pleasantly situated in this much favoured North Norfolk village which has an extensive range of amenities. The property has been extended and modernised in recent months and offers well appointed accommodation comprising: an entrance porch, sitting room, a well fitted out modern kitchen and a dining room. A first floor landing leads to a double bedroom and a re-furnished bathroom. Outside, the property has gardens to the front and rear and also a private parking space. The property has no onward chain.

## Location

Briston is a thriving village which has an extensive range of amenities to include village shops, a bakery, butchers, garage, doctors surgery and a primary school. Around four miles away is the market town of Holt. The centre of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is around twenty miles distant from where there is a fast rail service to London Liverpool Street with an approximate fast journey time of 1¾ hours. Norwich Airport offers access to most international 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 after around two miles you will enter Briston. Proceed straight over at the cross roads and upon passing Graves the butchers continue into Old Post Road. At the T-junction turn right and the property will be found on your right hand side.

## Accommodation

### Entrance Porch

Coat pegs, door to -

### Sitting Room (12'2 x 11'10)

Mock fireplace with electric fire, modern night storage radiator. Stairs to first floor, television and telephone point.

### Kitchen (8'8 x 8')

Range of base units with working surfaces over. Inset stainless steel single drainer sink unit with mixer tap. Electric oven, surface hob and extractor hood. Tiled splashbacks, 2 wall units. Storage cupboard. Electric convector heater.

Arch to -

### Dining Room (10'4 x 10'1)

Vaulted and timbered ceiling. Door to rear garden.

### First Floor

#### Landing

Airing cupboard with factory lagged hot water tank, immersion heater and slatted shelving.

### Bedroom (11' x 11')

Fitted wardrobe, electric convector heater.

### Bathroom

Walk-in shower cubicle with Mira shower, pedestal washbasin. Low level wc. Dimplex electric fan heater. Tiled floor.

## Curtilage

To the front of the property is a small lawned garden area and directly behind the house is a further garden area which is fully enclosed by wooden fencing. A pedestrian gate leads to the rear of the property where there is one allocated parking space.

## General Information

**Tenure:** Freehold.

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

**Council Tax Band:** A (£1061.76 2023-2024)

**Energy Performance Certificate:** D.

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

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

**Ref:** H313113.

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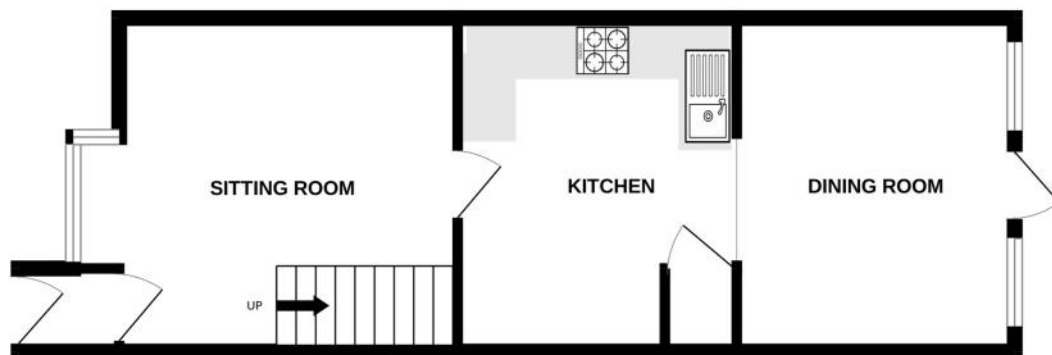
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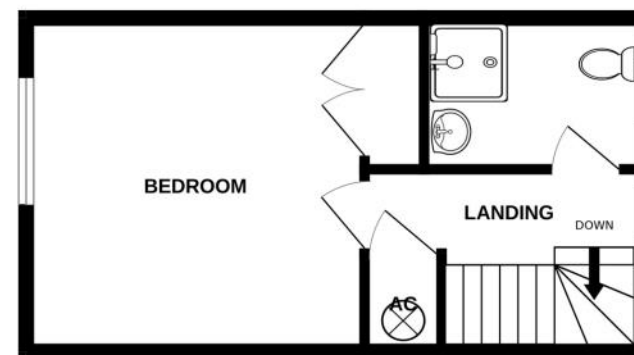




GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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