



1 Old School Road, Briston

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Independent Estate Agents

Pointens





**1 Old School Road, Briston, Melton Constable,
Norfolk NR24 2SB**

Holt 5 miles, North Norfolk Coast 7 miles

Norwich 20 miles

Immaculately presented detached bungalow offering 2 reception rooms and 3 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 £375,000



THE PROPERTY

The property offered for sale is an immaculately presented detached three bedroom bungalow situated in an enviable location in a quiet cul-de-sac within this popular North Norfolk village. Constructed by Norfolk builders, Necton Management in 2010, the property enjoys a peaceful location within easy walking distance of the unusually extensive village amenities. The accommodation briefly comprises an entrance porch, an entrance hall, an 18' sitting/dining room with double doors leading to a light and sunny garden room, a well fitted out kitchen, a master bedroom with en-suite facilities, two further bedrooms and a well fitted out family bathroom. The bungalow enjoys the benefit of UPVC sealed unit windows and doors throughout, a new oil fired central heating boiler and solar panels. Outside, there is off street parking, a garage, a lawned front garden and a very private, well tended rear garden.

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 hand side.

ACCOMMODATION

The accommodation comprises:

UPVC front door, leading to -

Entrance Porch with modern electric radiator, coat pegs, tiled floor, door to rear garden and door to -

Entrance Hall

Radiator. Fitted airing cupboard with factory lagged tank and fitted shelving.

Sitting/Dining Room (18'2 x 11'9)

Radiator. Mock fireplace with electric fire. Television point. Double doors to -

Garden Room (12'9 x 11'5)

With brick base and UPVC conservatory, extensively fitted blinds, ceiling fan and light. Radiator. Tiled floor. Double doors to the rear garden.

Kitchen (10'6 x 10'2)

Range of fitted base units with work surfaces over. Inset single drainer sink with mixer tap. Fitted Bosch double oven and Bosch surface hob. Smeg extractor hood. Dishwasher point, plumbing for automatic washing machine. Space for lower level fridge and freezer. Tiled splashbacks. Range of matching wall units. Television point. Door to rear garden.

Bedroom One (12'1 x 9'1)

Radiator. Fitted wardrobe and drawers.

En suite

Tiled shower cubicle with fitted shower. Vanity unit with basin over. W.C., fully tiled walls. Electric shaver point. Heated towel rail.

Bedroom Two (12'2 x 10'2)

Radiator.

Bedroom Three (10' x 7'3)

Radiator.

Bathroom

Panelled bath with fitted shower screen and shower over. W.C., vanity unit with basin over. Heated towel rail. Electric shaver point. Fully tiled walls.

Curtilage

The bungalow is approached over a concrete driveway which in turn leads to a garage (17'6 x 9'2) with up and over door, fitted work bench, electric power and light and a wall mounted Worcester Bosch boiler for central heating and domestic hot water. To the front of the property is a lawned garden with shrub bed borders. A pedestrian gate leads to the very private and well tended rear garden which is also laid to lawn together with a patio, various inset flower and shrub bed borders, a greenhouse, a wooden garden shed, outside tap and electric point and a modern plastic oil tank. This is all fully enclosed by wooden panelled fencing.

GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Council Tax Band: C (2022/23—£1887.62)

Energy Performance Certificate: A

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

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

Reference: H313108

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

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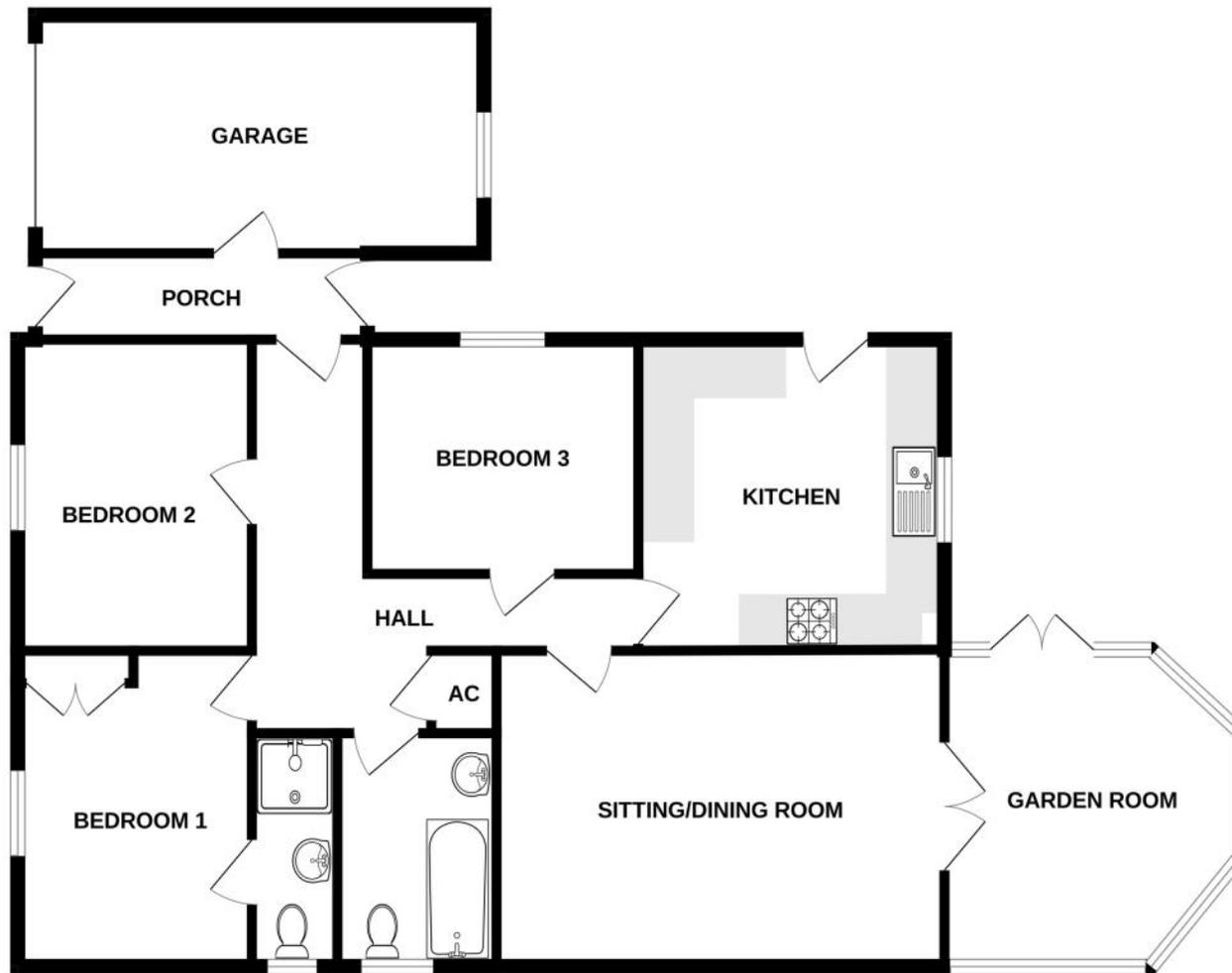
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GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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