



EH

EXQUISITE
HOME

BEAUTIFUL NORTH NORFOLK

The Norfolk Coast AONB runs from Snettisham in the west to Mundesley in the east, taking in beautiful Brancaster, Burnham Market, Blakeney, Holt, Sheringham, Wells-next-the-Sea, Cromer and Overstrand in between. This part of Norfolk is known for its grand houses, including the Palladian jewel that is Holkham Hall and stunning Houghton Hall, seat of the Marquesses of Cholmondeley. This area is a hugely popular tourist destination with its beaches, rich arable farmland and leafy woodland. A network of quiet country roads connects the AONB to the rest of the county and the A148 runs east from King's Lynn to Sheringham. The Bittern railway line runs regular trains from Norwich to Sheringham while there are fast trains from King's Lynn to London King's Cross, uniting the beauty and peace of this region with the practicality of good transport links.





A Delightfully Peaceful Location...

Just over four miles southwest of Holt, nine miles east of Fakenham and eleven and a half miles southwest of Sheringham is the village of Briston. Well served with amenities, it has a primary school, two pubs, a bakery, two butchers, a fishmonger's, a shop and Post Office and a garage. Briston also has a playing field with tennis courts, skate park, bowling green and children's play park. The parish church of All Saints' is Grade II listed and, unusually, for this part of the world, does not have a tower. Standing on an unadopted road is this large bungalow, built in 1988 and standing on a plot of just under a third of an acre. The present owners bought it nine years ago, having fallen in love with its peaceful village location and spacious interior. Since moving in, they have recarpeted and laid new floors, as well as extending the hall. The bungalow has a large frontage where there is plenty of room to park. The front door opens into a very large L-shaped hall with natural light pouring in through the windows. The owners noticed the wonderful flow of the property as soon as they viewed it and this is certainly one of its most attractive features. There is a useful cloakroom off to the left and to the right is the charming kitchen/dining room floored in light wood. With feature paint in turquoise, smart white units, an integrated electric oven, induction hob and extractor hood, plus an integrated dishwasher, it is a crisp, contemporary space with a very thoughtful layout. The owners very much enjoy cooking in it and it flows naturally into the dining room via a large arch. There is plenty of room for a table and chairs and the two rooms are arranged in such a way as to facilitate relaxed, sociable eating and entertaining.

A pair of sliding doors divides the dining room and conservatory with its tiled floor, window seat and lovely views over the garden, this makes an excellent extra reception space. The utility room has a second sink and a large cupboard, perfect for extra storage. The dual aspect sitting room is spacious and airy, with natural light pouring in through the two large windows. It has a pretty brick fireplace with a tiled hearth and oak bressumer beam in which sits a log burner. The owners love relaxing in this room in front of the fire in the winter and in summer it is a delightful space to enjoy. It makes the perfect family room.





"It's a spacious, light and versatile home..."



A Flexible Layout...

At the end of the hall is a single bedroom which is currently being used as a study. This is ideal for anyone who has to work from home and who needs a home office. Equally, it would make the perfect nursery, child's bedroom or play room. To the right is the spacious three piece family bathroom with bath and shower over, decorated in a crisp and contemporary colour palette of white and grey. Next door is the elegant principal bedroom which benefits from built in wardrobes and a smart en suite shower room. The two further double bedrooms also have built in cupboards, completing the accommodation in this spacious and airy home.



LOCATION

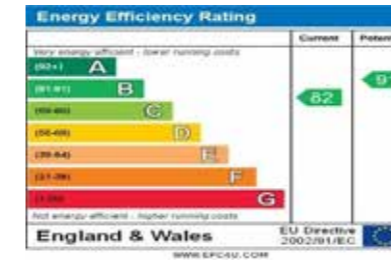
The rear garden is typically English with its spreading lawn, well established shrubs and mature trees. It is encircled by a hedge and the only noise to be heard is birdsong. There has been some thoughtful planting with an eye to colour, texture and shade and there is a beautiful fuchsia bush, a mature apple tree and lots of perennials, bushes and shrubs. Two useful sheds painted in an attractive dark green provide storage for garden furniture and equipment and there is also a greenhouse for the keen gardener. There is plenty of potential to plant up a vegetable patch, put in more fruit trees or even some more flowerbeds. The integrated garage has power, light and water. The property also benefits from 16 solar panels to the rear, which create an income selling back to the grid, and air source heat pump heating which is extremely economical and efficient.



The neighbours in this small private road are all extremely friendly and it is a tight-knit and supportive community. Briston is in the ideal position, only ten minutes' drive from historic Georgian Holt with its bustling high street and charming alleyways and courtyards. There are plenty of independent shops, cafes and restaurants here as well as art galleries and leisure opportunities. Briston is on the bus route to Norwich which is a forty five minute drive away. Sheringham has the Little Theatre, the sandy beaches of North Norfolk are within easy reach and there are wonderful attractions to visit in every direction. For families, there are a number of primary and secondary schools to choose from and transport links are good. The A148 runs northeast to Holt and southwest to Fakenham, linking up with Kings Lynn, and the Bittern Line connects Norwich with Holt and Sheringham. With a large and secluded garden, a spacious, light-filled and immaculate interior and a perfect village location with the coast and AONB within easy reach, this delightful bungalow offers one-storey living at its very best.



Approximate Gross Internal Area
 Main House = 139 Sq M/1496 Sq Ft
 Garage = 18 Sq M/194 Sq Ft
 Total = 157 Sq M/1690 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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