



THE STORY OF

2 Southgate Way

Briston, Norfolk

SOWERBYS

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2 Southgate Way

Briston, Norfolk,
NR24 2SD

Easy Walking Distance to Village Shop and Bar

Well-Located to the Larger towns of
Holt, Sheringham and Fakenham

Charming Cul-de-Sac with a Great Community

Beautifully Presented Property

Three Bedrooms

Two Bathrooms

Ample Reception Space

Versatile Layout

Gorgeous Garden

Off-Road Parking

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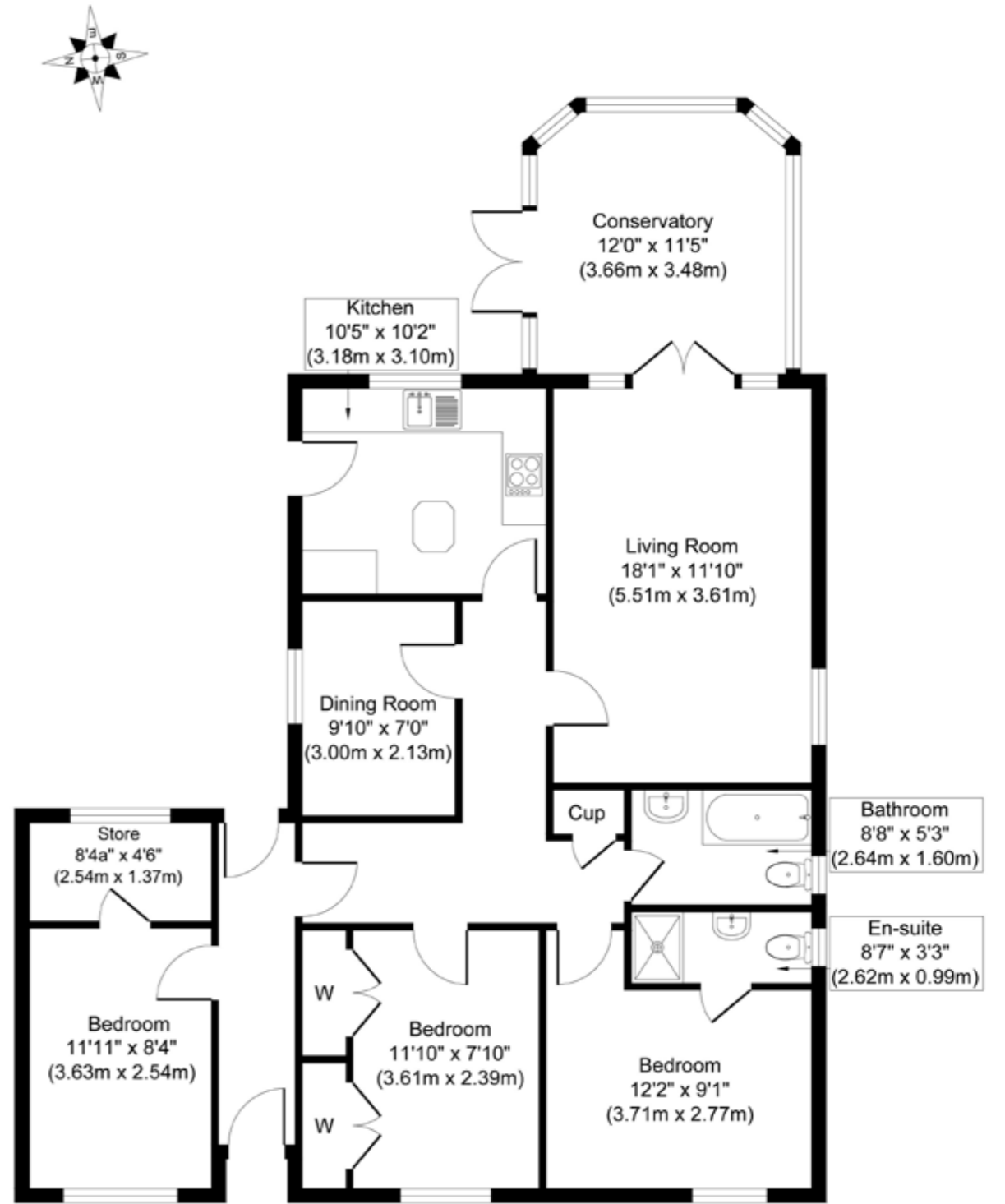
“The cul-de-sac is very quiet and peaceful, the neighbours are all friendly - and helpful when the need arises.”

Southgate Way is an incredibly charming, modern cul-de-sac which offers a strong and secure community amongst your neighbours. It is a short, easy walk to the local Co-op or only a few minutes in the opposite direction you will find the Explorers Bar for a good cup of coffee, or an evening tippie. Briston itself is ideally located only four miles from Holt, and ten miles from Sheringham and Fakenham, should you need the amenities these large towns offer. Holt and Fakenham are both charming places to spend a day exploring the quirky and unique shops, with a pleasant refuel at the independent cafés and bars, whilst a visit to Sheringham is the perfect seaside escape to blow away

the cobwebs.

2 Southgate Way is an immaculately presented three bedroom, two bathroom bungalow, which has been cleverly reconfigured to balance the bedrooms and reception rooms tremendously. What was previously the third bedroom is now better purposed as a dining room, whilst the garage conversion is used as a larger third bedroom, with adjoining store room. The layout is incredibly versatile and if the three bedrooms are not essential for your needs, the garage conversion presents an opportunity for a quiet space to work in, or to enjoy as a hobbies room.





Approximate Floor Area
1198 sq. ft
(111.29 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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The garden does not falter with the theme of a pristine presentation. This again, is another element which has been ingeniously thought-out, as it offers an easy-going maintenance aspect as well as the space to really get stuck in if you are a green-thumbed family. The conservatory brings everything together beautifully as it is the perfect room to enjoy the warmth of your home with the views of your garden.

“The conservatory, with views of the garden, gives me a sense of peace.”



ALL THE REASONS



Briston

IN NORFOLK
IS THE PLACE TO CALL HOME



An old wool village between Fakenham and Holt, Briston has easy access to the North Norfolk coast, an

Area of Outstanding Natural Beauty.

There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office and a good Medical Practice. There's also an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own

department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

If you are looking for the perfect spot to enjoy country life, Briston is perfectly situated near to one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.



Note from the Vendor



Norwich is believed to be the UK's most complete medieval city.

“I love Norwich, which is a fascinating Medieval city. Closer to home I enjoy the buzz of Sheringham and the many interesting shops.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0255-2809-6836-9891-8891

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///paler.mere.panoramic

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SOWERBYS



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