



## MILL ROAD

Briston, Norfolk, NR24 2JF  
Guide Price £500,000

**BROWN & CO**  
COCKERTONS



# MILL ROAD

Briston, Norfolk, NR24 2JF

## DESCRIPTION

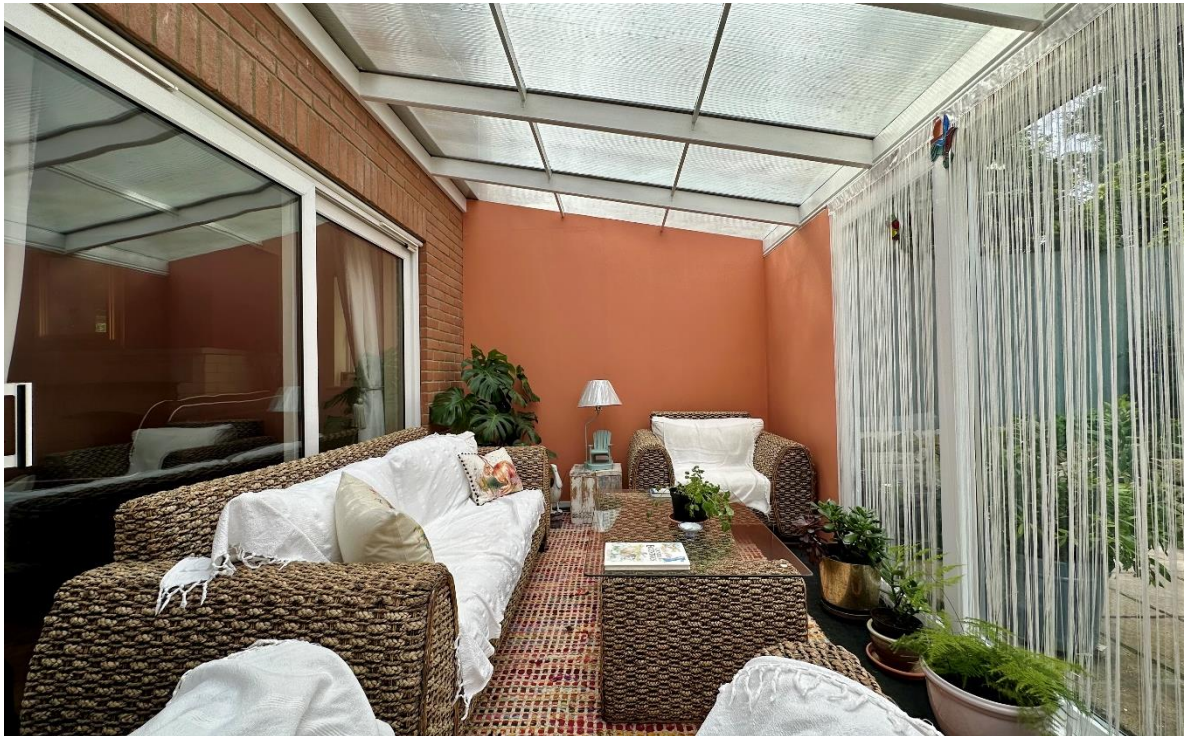
A detached residence situated in a quiet location in the village of Briston. The property has been renovated by the current owners and is in immaculate condition throughout. Benefitting from double glazing and oil fired central heating, the property briefly comprises; garden room, open plan kitchen/dining room, utility area, living room, study/bedroom and cloakroom to the ground floor. On the first floor there is a master suite with dressing room, a further two bedrooms and a family bathroom. The property is approached via a paved driveway providing off road parking which leads to an attached garage with workshop above. The property boasts manicured courtyard gardens to the front and rear.

## LOCATION

The property lies within a stone's throw of Briston Green and close to the parish church in the heart of the village. Briston is a busy and expanding settlement with a good range of facilities including shops, pub, primary school as well as sports and community centres. Melton Constable adjoins to the west where there is a doctors' surgery. There is attractive countryside surrounding with the Stody Estate nearby and the coastal Area of Outstanding Natural Beauty beyond. The North Norfolk Coast has fine walking, golfing, sailing and bird watching activities.

The beautiful Georgian town of Holt is approximately three miles away and has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools.

The cathedral city of Norwich is just twenty miles away from where there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



## SPECIFICATION

- Detached Residence
- Village Location
- Attached Garage & Workshop
- Off Road Parking
- Delightful Courtyard Gardens
- Oil Fired Central Heating & Double Glazing
- Open Plan Kitchen/Dining Room with a range of modern units and Integrated Appliances
- Utility Area
- Living Room with Wood Burner
- Study/Bedroom
- Garden Room
- Cloakroom
- Master Suite with Dressing Room
- Two further Bedrooms
- Family Bathroom
- Renovated throughout by the Current Owners

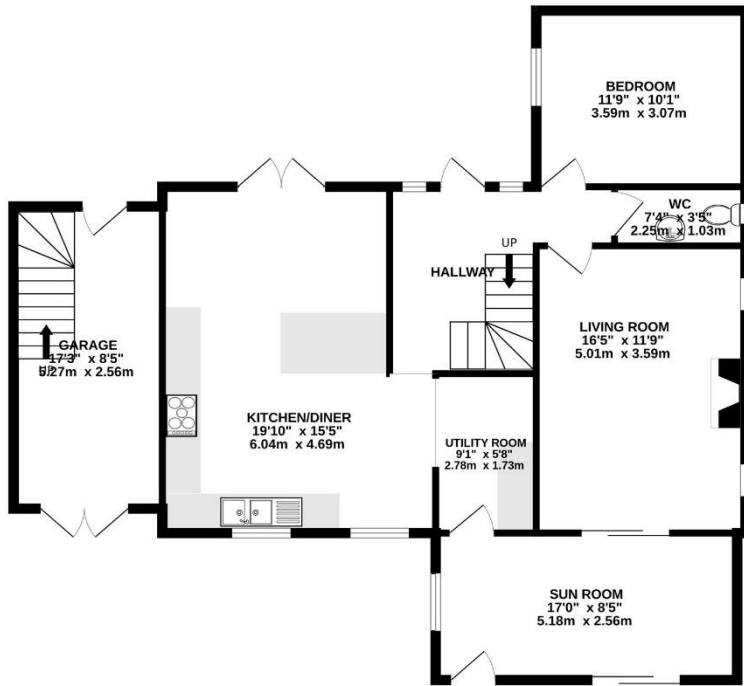
## GENERAL REMARKS & STIPULATIONS

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

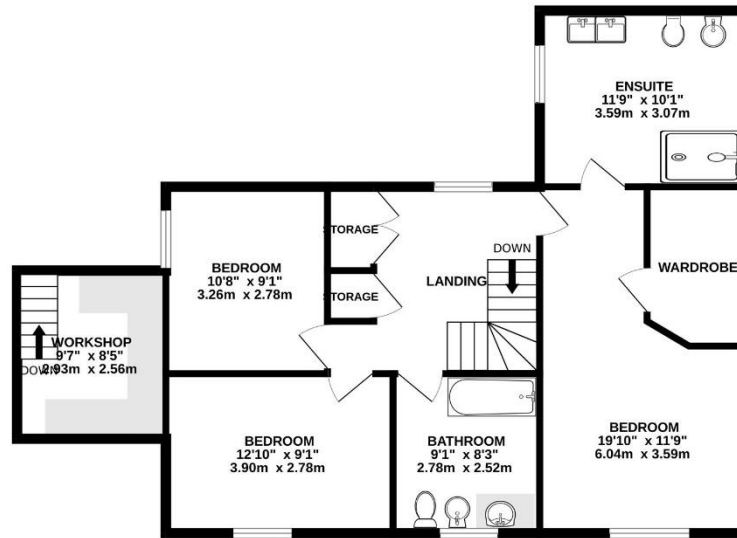




**GROUND FLOOR**  
1050 sq.ft. (97.6 sq.m.) approx.



**1ST FLOOR**  
850 sq.ft. (78.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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