



16c Mill Road, Briston

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Independent Estate Agents

Pointens





**16c Mill Road, Briston,
Norfolk NR24 2JF**

North Norfolk Coast 6 miles, Holt 4 miles

Norwich 20 miles

Spacious detached bungalow situated in a quiet location a short distance from the village green and the extensive village amenities. The property has a 27' sitting/dining room, a well fitted out kitchen, garden room, utility room, 3 good size bedrooms (master en-suite) and a family bathroom. Outside is a detached garage and front and rear gardens.

Guide Price £325,000



THE PROPERTY

The property offered for sale is an unusually spacious detached bungalow situated just off a quiet lane bordering the village green and the extensive village amenities. The accommodation briefly comprises of an entrance hall, a 27' double aspect sitting room, a well fitted out kitchen, garden room, utility room, three double bedrooms (master en-suite), and a family bathroom. The property also has the benefit of wood effect uPVC sealed unit windows and doors and oil fired central heating throughout. Outside, a gravel driveway leads to a detached brick and tile garage, there are gardens to the front and the rear. The property is being sold with no onward chain.

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. Turn left into Mill Lane. Proceed past the village green. The property will then be found on the right hand side after a short distance Identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

Entrance Porch leading to:-

uPVC front door,

Entrance Hall

Coats cupboard, radiator and fitted airing cupboard.

Sitting Room (27'7 x 17'5 double aspect)

Two radiators, telephone point, television point. Sliding doors to

uPVC Garden Room (11'10 x 8')

Tiled floor, double doors lead to the rear garden.

Kitchen (13' 8 x 11')

Range of fitted base units with working surfaces over, inset 1 1/2 bowl sink unit with mixer tap. Dishwasher point, surface hob, extractor fan, electric oven. Tiled splashbacks, range of matching wall units. Tiled floor, shelved pantry.

Utility Room (9'5 x 4'10)

Fitted base unit with working surface over, inset single drainer sink. Plumbing for an automatic washing machine and tumble dryer. Wall mounted oil fired boiler for central heating and domestic hot water. Door to rear garden. Tiled floor.

Bedroom One (11'7 x 11'4)

Radiator

En-suite

Tiled shower cubicle with fitted shower, wc, pedestal wash basin, electric shaver point. Fully tiled walls and floor.

Bedroom Two (13'5 x 9'9)

Radiator

Bedroom Three (15' x 9'8)

Radiator

Bathroom

Panelled bath, wc, pedestal wash basin. Radiator, heated towel rail, electric shaver point. Tiled floor.

Curtilage

The property is approached over a shared shingle driveway which in turn leads to the front of the property and a brick and tile detached garage (18' x 10'2) with an electric up and over door. Electric power and light and a personnel door. There are gardens to the front of the property with various inset flower and shrub beds and pedestrian access down both sides of the bungalow that lead to the rear garden which is mostly laid to patio terrace and shingle, various inset flower and shrub beds and is fully enclosed with mature hedging.

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

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

Tax Band: D (2024/25—£2224.99)

Energy Performance Certificate: TBA

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

Ref: H313201.

Important notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

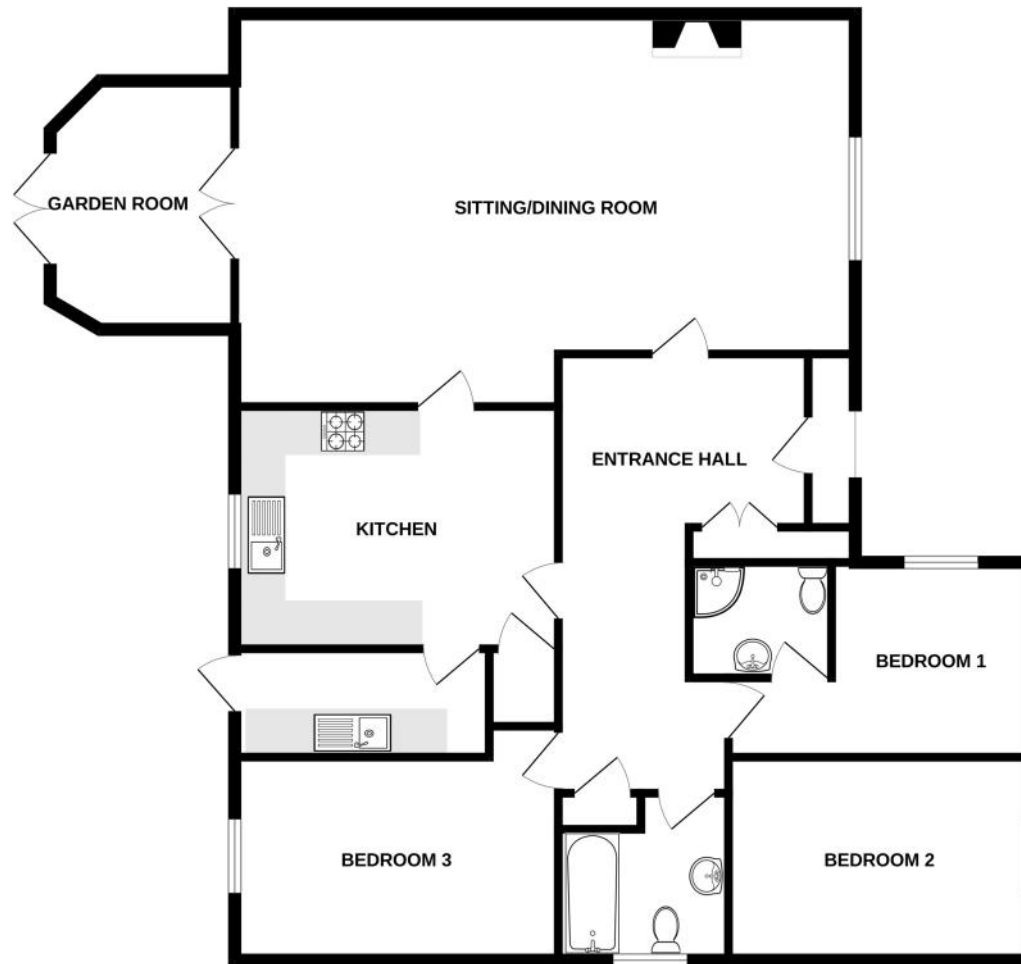
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GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



16C MILL LANE, BRISTON NR24 2JF

TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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