



**22 The Lane,  
BRISTON.  
NR24 2AD.**

**Guide Price of**

**£250,000 - £265,000**

Freehold

South-facing, semi-detached House with deceptively spacious, 3 bedrooomed accommodation having Solar powered and air-sourced heating and double glazing throughout.

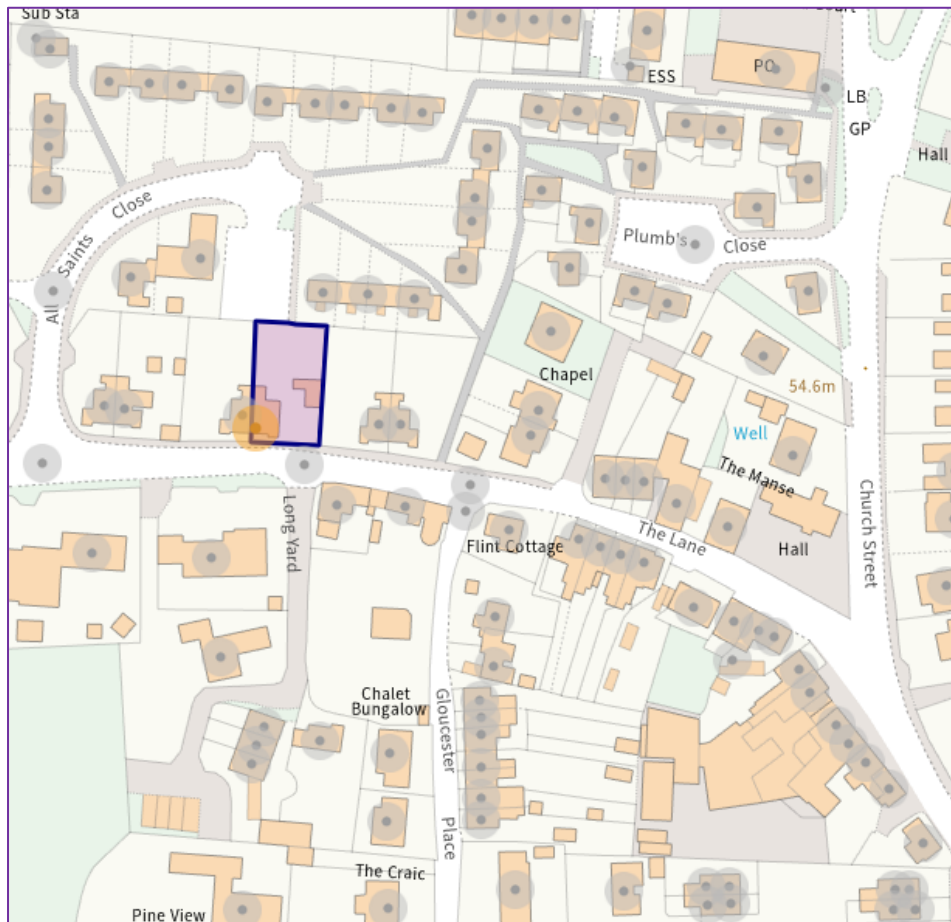
There is a good sized, well enclosed garden, ample car parking space and garage.

The accommodation comprises:  
Entrance Hall, sitting room with wood burning stove, Kitchen, Bathroom and 3 Bedrooms.

Outside: Ample parking space. Garage. Store. Well enclosed Garden.

**Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

**Directions:** From Fakenham take the A.148 Holt & Cromer road, and at 5 miles bear right, (just before the Crawfish Thai Restaurant), onto the B, as signposted Melton Constable. Follow the road through the village, and on entering Briston, (just after the Astley Primary School), turn right onto The Lane. Follow the road around to the left, and the property is on the left, as marked by a For Sale board.



**Location:** Briston and the neighbouring village of Melton Constable, together offer a good range of local facilities including two general stores, butchers, bakery, community nursery, primary school, 2 village pubs and a doctors surgery. The pretty Georgian town of Holt with its range of independent shops, boutiques and restaurants, (and the Gresham Private School), is about 4 miles away, and the Market Town of Fakenham, which offers further shopping, educational sporting and leisure facilities (and was once voted by readers of the "Country Life" magazine as the seventh best town in Britain to live), is 10 miles distant. The popular North Norfolk Coast is 9 miles distant and the City of Norwich, 20 miles.



**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

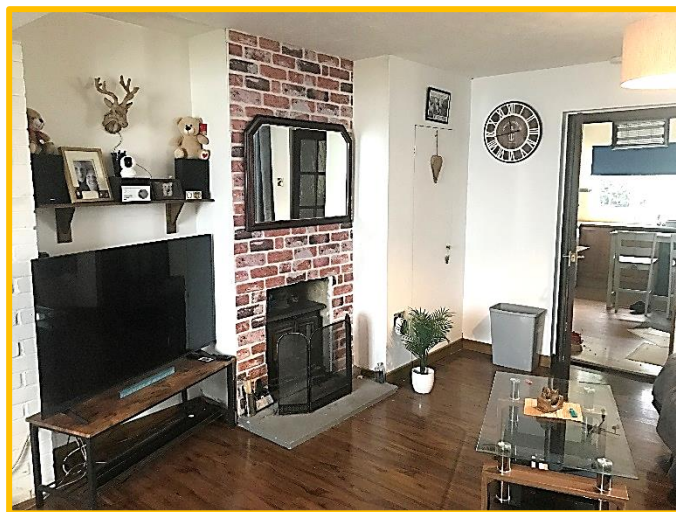
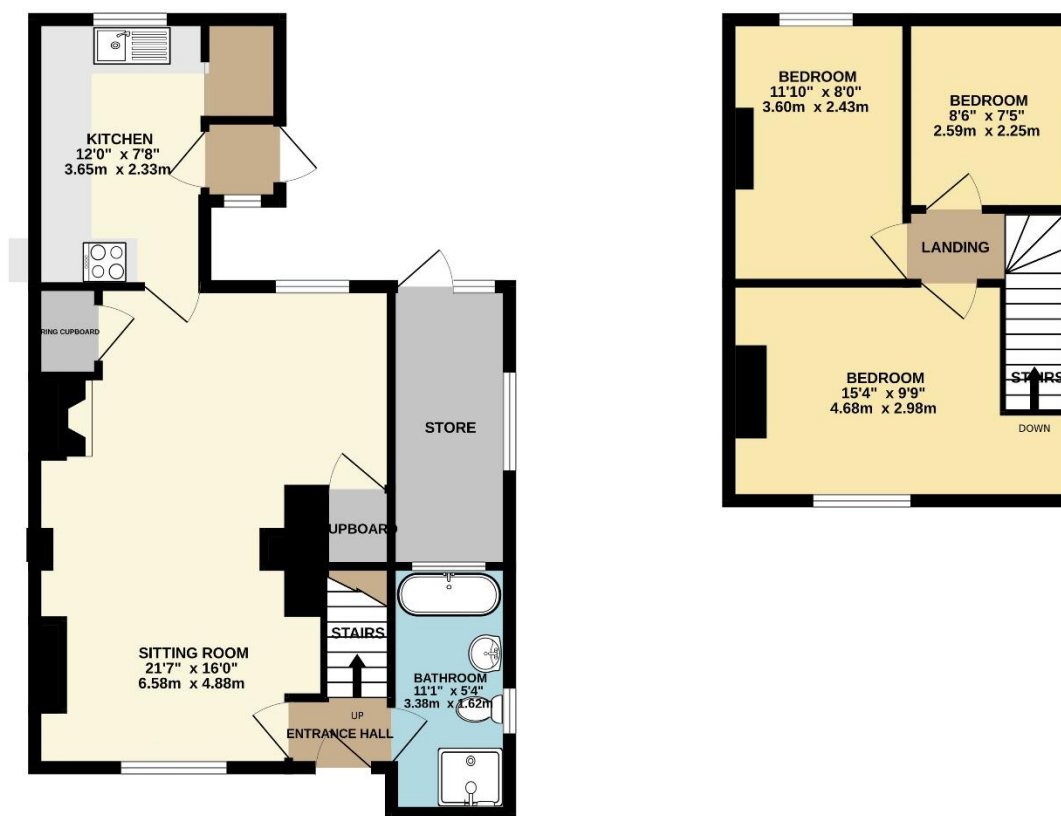
**IMPORTANT NOTICE:**

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that 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 or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.





#### Ground Floor:

**Entrance Hall:** with door to bathroom, and door to;

**Sitting room:** 21'7" x 16'0" narrowing 11'5", (6.6m x 4.9m narrowing to 3.5m). A double aspect room with wood burning stove with brick effect surround. Adjoining airing cupboard with hot water cylinder, fitted immersion heater and boiler. Built-in under-stairs cupboard. Fitted shelves. Laminate floor. TV point. Glazed door to;

**Kitchen:** 12'6" x 10'1", (3.8m x 3.1m). Stainless steel sink unit with pedestal mixer tap set in wooden fitted work top with tiled splash back, and drawers, cupboards appliance space and plumbing for washing machine and dishwasher under. Built-in 4 ring electric hob unit with "Bush" oven under. Matching range of wall mounted cupboard units and fitted shelving. Vertical radiator. Spotlights. Roller blind. Shelved larder recess with electric light. Half double glazed door to

**Rear Porch:** Half double glazed door to outside.

**Bathroom:** White suite of tile panelled bath with mixer tap and tiled surround. Hand basin with mixer tap, tiled surround, and cupboards under. Low level WC. Fully tiled shower cubicle with "Triton" fitting and glass screen door. Vertical radiator. Electrically heated towel rail. Ceiling recessed spotlights. Tiled floor.

#### First Floor:

**Landing:** Hatch to roof space.

**Bedroom 1:** 15'4" x 9'9", (4.7m x 3.0m), (max). Dimmer switch. Roller blind.

**Bedroom 2:** 11'10" x 8'0", (3.6m x 2.4m). Fitted shelves and hanging rail. Spotlights.

**Bedroom 3:** 8'6" x 7'5", (2.6m x 2.3m). Dimmer switch.

**Outside:** Twin wooden gates to the side of the property lead to a wide gravelled **car parking space** with space for 5 or 6 cars. Within this area is a timber and aluminium **Garage, 20'4" x 12'5", (6.2m x 3.8m)**, with double timber entrance doors, concrete floor, electrical connection & personal door. Immediately to the rear is a gravelled and paved patio area with adjoining **Store**. Beyond, is a well enclosed garden laid mainly to lawn with shrub bed.

**Services:** Mains water, electricity and drainage are connected to the property.

#### District Authority:

North Norfolk District Council, Cromer. Tel: (01263) 513811.

**Tax Band:** "B".

**EPC:** C.





