



THE STORY OF
13 Jewel Close
Briston, Norfolk

SOWERBYS



THE STORY OF

13 Jewel Close

Briston, Norfolk
NR24 2SH

Detached Family Home

Four Spacious Bedrooms

Private Mature Gardens

Parking and Garaging

Cul-de-Sac Location

Conservatory

Utility Room

No Onward Chain

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



The property enjoys a versatile layout with a choice of reception spaces. The main sitting room is a cosy yet light-filled room, featuring a gas fire and dual-aspect windows, with double doors leading through to the conservatory - a lovely space to enjoy views of the garden throughout the year. A separate office provides excellent flexibility and could easily serve as an additional reception room or a ground-floor bedroom if required.

At the heart of the home is the kitchen/dining room, offering a more open-plan feel and ample space for family dining and entertaining. This is complemented by a useful utility room and a convenient downstairs WC.

Upstairs, the accommodation continues with four good-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a particularly attractive setting. To the rear, the house overlooks a tree-lined aspect, creating a private and peaceful backdrop. The gardens are a real highlight: the well-manicured front garden provides an appealing approach, alongside a block-paved driveway leading to the garage. The rear garden, which has been extended through the purchase of an additional parcel of land, is a true haven for gardeners. Backing onto a public footpath, it offers a wonderful sense of openness while retaining privacy.

A superb family home in a desirable and quiet location, offering space, flexibility and beautifully maintained outdoor areas.

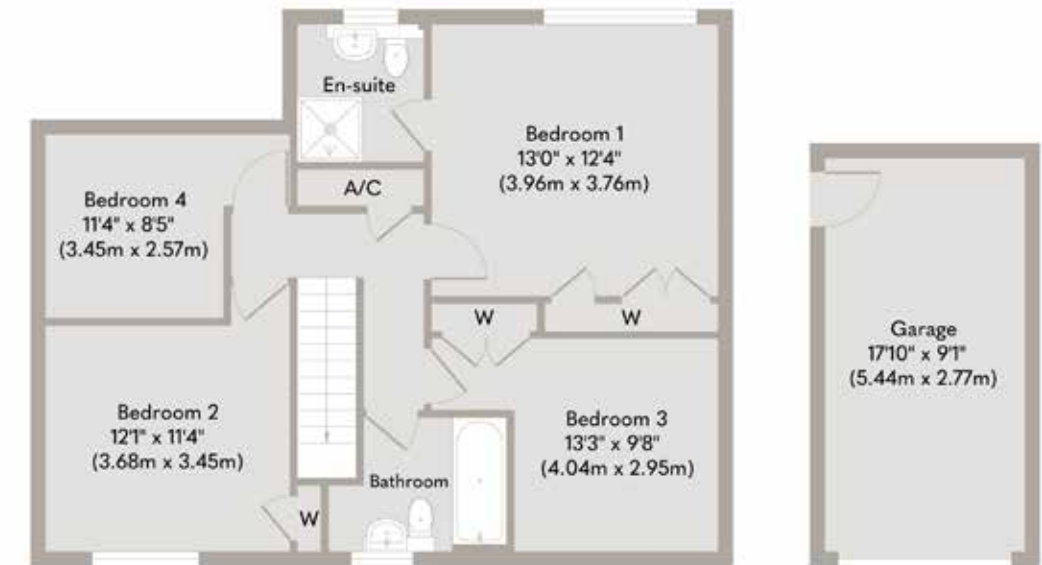


On a clear day I can see
the sea from upstairs...





Ground Floor
Approximate Floor Area
816 sq. ft
(75.81 sq. m)



First Floor
Approximate Floor Area
672 sq. ft
(62.43 sq. m)

Garage

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.

Copyright V360 Ltd 2025 | www.houseviz.com

Briston

WHERE HERITAGE MEETS COASTAL
BEAUTY AND COMMUNITY CHARM

Briston is a vibrant North Norfolk market town with a strong sense of community and excellent access to surrounding villages, countryside, and the coast. Located around 9 miles north of Fakenham, 14 miles west of Cromer, and approximately 25 miles north of Norwich, it offers a practical and lively base for families, commuters, and those seeking a balanced rural-coastal lifestyle.

The town has a range of amenities including supermarkets, independent shops, cafés, a post office, pharmacy, and local schools, making daily life convenient. Briston is also home to several pubs and restaurants, providing social hubs for residents. Regular markets and community events at the town hall foster a welcoming and active local culture.

Briston is well-placed for outdoor pursuits, with surrounding farmland, quiet lanes and nearby Sheringham Park offering walking, cycling, and nature-spotting opportunities. The North Norfolk coastline, with sandy beaches and wildlife reserves at Cromer and Sheringham, is within easy reach for day trips and weekend adventures.

With its friendly community, practical amenities, and proximity to both countryside and coast, Briston provides a lifestyle that blends convenience, leisure, and rural charm, ideal for families, professionals, and anyone drawn to North Norfolk living.



Note from the Vendor



Cromer Seafront

“All of the coast
is wonderful to
explore as well as
Blickling Hall and
Holt.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9350-2425-0520-2205-7741

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: ///widen.seaside.evoked

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

