



22 Garden Close, Briston

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Independent Estate Agents

Pointens





**22 Garden Close, Briston,
Melton Constable, Norfolk NR24 2SF**
Holt 4 miles, North Norfolk Coast 7 miles,
Norwich 20miles

An extremely well appointed 4 bedroom immaculately presented spacious detached family sized house situated in probably one of the best locations on this popular development. The property is at the head of a cul-de-sac with a large green to one side and views over trees to the rear aspect. Viewing is essential to appreciate the property and its superb location.

GUIDE PRICE £327,500



The Property

The property offered for sale is an extremely well appointed and spacious detached house situated in probably one of the best locations on this development being at the head of a cul-de-sac with a large green to one side and views over tress to the rear aspect. Constructed to a high standard by Lomax Homes, the property offers accommodation comprising a covered entrance canopy leading to an entrance hall, a sitting room with an open fireplace with sliding patio doors leading to a conservatory overlooking the rear garden. There is also a dining room and an exceptionally well fitted out kitchen plus a study, utility room and a cloakroom. On the first floor a landing leads to a master bedroom with en suite, three further bedrooms and a family bathroom. The property also has the benefit of oil fired central heating and sealed unit double glazed windows and doors. Outside, there is ample shingled off street parking for several vehicles and a garage. To the front of the property is a well tended front garden, an enclosed side garden and to the rear is a very private south facing garden.

The Location

Briston is a thriving village that has an extensive range of amenities to include: village shops, a bakery, butchers, garage and primary school. Around 4 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 4 miles distant with Cley, Blakeney and Morston within easy reach. The county city of Norwich is 20 miles away with fast rail links to London (Liverpool Street). Norwich Airport has direct access to most destinations, via Amsterdam (Schipol).

Directions

Leave Holt on the Norwich Road. On the outskirts of the town turn right at the signpost for Hunworth Quarry. Proceed through Hunworth and after around two miles you will enter Briston. At the crossroads turn right. After around one mile turn left just before Eke's Garage into Hillside. Take the next right turning into Wellington Road and Garden Close is the next turn left. At the heads of the cul-de-sac no 22 will be found tucked in the right hand corner.

ACCOMMODATION

The accommodation comprises -

Storm Porch
Front door leading to -

Entrance Hall

Staircase to first floor, radiator.

Cloakroom

Wc, washbasin, radiator.

Sitting Room (19' x 11' Double Aspect)

Open fireplace with marble hearth and wooden surround. Two radiators. telephone and television point. Sliding patio doors leading to -

Upvc Conservatory (13'4 x 10'7)

Tiled floor. Double doors leading to the rear garden.

Dining Room (12' x 10')

Radiator, television point. Archway to -

Kitchen (10'7 x 9'7)

Good range of fitted base units with wooden working surfaces over. Inset one and half bowl sink unit with mixer tap. Built in Bosch double fan oven. Ceramic hob with extractor hood over. Built in Zanussi dishwasher. Tiled splashbacks. Range of matching wall units with lighting under. Water softener, radiator.

Utility Room (6'2 x 5'9)

Wall mounted oil fired boiler for central heating and domestic hot water. Fitted work surface with inset stainless steel sink. Plumbing for automatic washing machine and tumble dryer. Door to outside. Radiator.

Study (8'8 x 7')

Radiator.

General Information

First Floor Landing

Fitted airing cupboard with hot water tank and shelving.

Bedroom One (12'10 x 12'5)

Built in wardrobes, radiator, television and telephone point.

En Suite

Tiled shower cubicle with fitted power shower, wc, pedestal washbasin. Electric shaver point. Radiator.

Bedroom Two (10'x 9'8 plus door recess)

Radiator, built in wardrobe.

Bedroom Three (11'8 x 10'3)

Radiator, built in wardrobe.

Bedroom Four (8'5 x 8'1, plus door recess)

Radiator.

Shower Room

Panelled bath with Mira shower over, shower screen. Wc, pedestal washbasin. Radiator, tiled splashbacks, electric shaver point.

Curtilage

The property is approached over a shingled driveway which provides ample off street parking for several vehicles and leads to a brick and tile garage (18'5 x 9'1) with up and over door, electric power and light and eaves storage. To the front of the property is a lawned garden with various inset flower and shrub beds. There is pedestrian access down one side of the property that leads to an enclosed side garden. This leads to a very private, south facing rear garden which is mostly laid to lawn together with two patio areas. There are various inset flower, shrub beds and fruit trees, a wooden garden shed and a pedestrian gate leads to the green behind the house — all being enclosed by wooden panelled fencing.

Tenure: Freehold.

Council Tax Band: D (£1584.75—2016/17)

Services: Mains water, electricity and drainage are connected.

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

Viewing: Strictly via the sole agent, Pointens Estate Agents, Tel:01263 711880.

Ref No: H31154.

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

Important Notice

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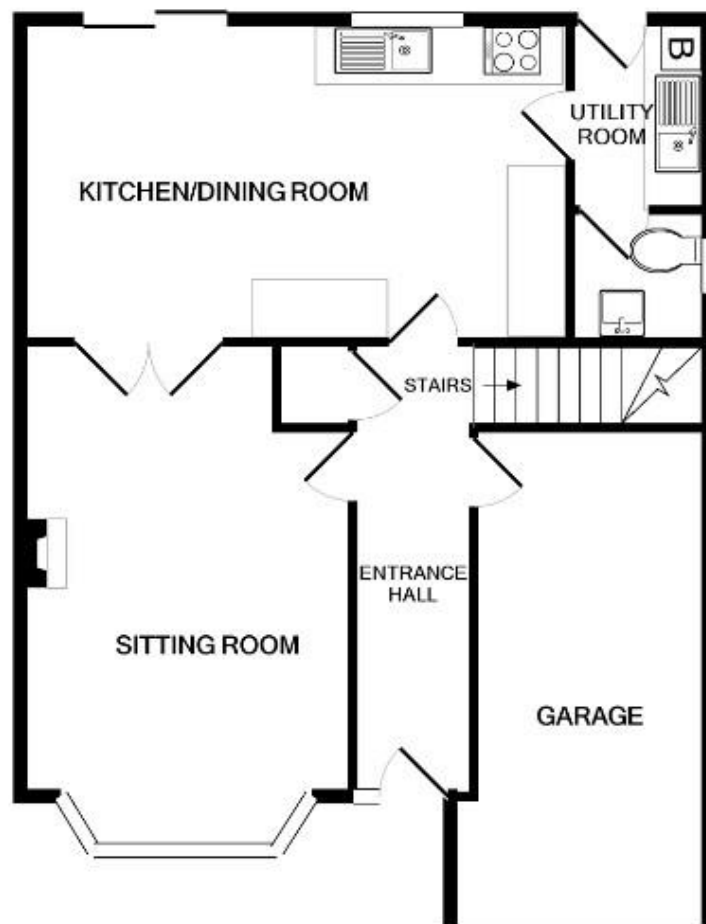
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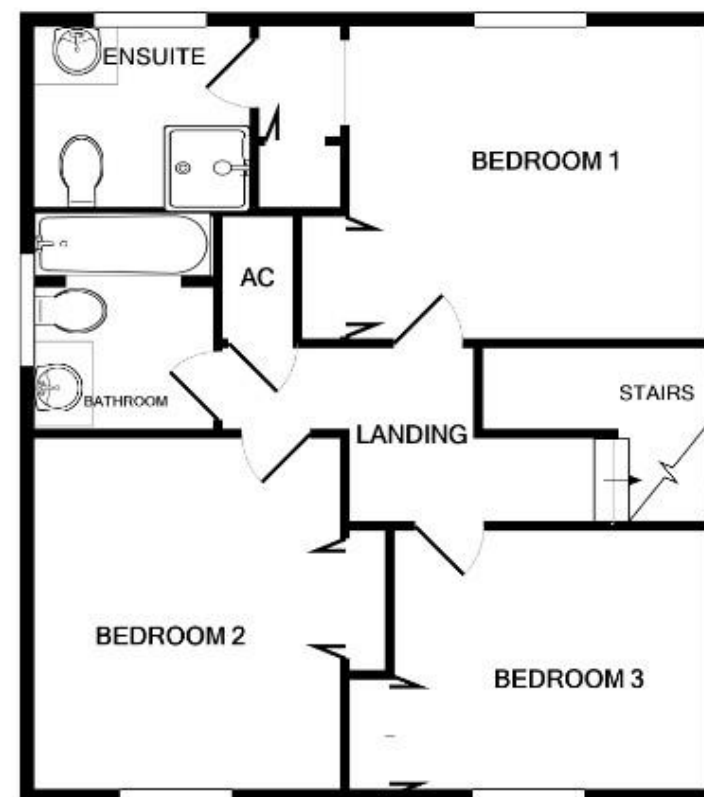
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GROUND FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1291 SQ.FT. (119.9 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. 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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