



5 Vincent Close, Briston

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Independent Estate Agents
Pointens





5 Vincent Close, Briston, Norfolk

NR24 2SL

Holt 4 miles, North Norfolk Coast 8 miles

Norwich 20 miles

Superbly appointed detached 3 bedroom 2 reception room, family sized home. Situated in the heart of this much sought after North Norfolk village the property has an extensive array of local amenities quite literally on its door step.

GUIDE PRICE £325,000



The Property

The property offered for sale is an immaculately presented detached family size home peacefully situated in private cul-de-sac in the heart of this popular North Norfolk village. A particular feature of this property is its easy access to the extensive village amenities which are within a few minutes walking distance of the house and include a doctors surgery, well stocked village shop and post office and two good food takeaways. The accommodation briefly comprises an entrance porch, entrance hall, cloakroom, a double aspect sitting room with an open fireplace. Double doors lead to a dining area and a well fitted out kitchen. A first floor landing leads to a master bedroom with en suite facilities, two further good size bedrooms and a family bathroom. In addition, the property enjoys the benefit of uPVC double glazed windows and doors, plastic barge boards, coved ceilings, glazed internal doors, wheelchair access and oil fired central heating with individual thermostat controls. Outside, there are private gardens to the front and rear, off street parking a detached garage and garden store.

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 Schipol.

Directions

Leave Holt via 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 and continue for about one mile. Just before Eke's garage you will find a signpost for Hillside on the left hand side. Now take your first right hand turning into Wellington Road and then first right into Vincent Close. Number 5 will then be found at the head of the cul-de-sac identified by a Pointens for sale board.

Accommodation

The accommodation comprises:

Front door, leading to -

Entrance Porch

Tiled floor. Door to -

Entrance Hall

Tiled floor. Staircase to first floor with cupboard under. Radiator. Telephone point. Mains smoke alarm. Glazed door to sitting room.

Cloakroom

White suite comprising pedestal washbasin. Wc. Radiator. Tiled floor.

Sitting Room (Double Aspect)

Open fireplace with wooden surround and stone hearth. Two television points, satellite point. Radiator. Telephone point. Glazed double doors to -

Kitchen/Diner

Kitchen area: extensive range of modern fitted base units with work surfaces over, inset one and half bowl stainless steel sink unit with mixer tap. Fitted Smeg double oven and ceramic hob with extractor hood over. Plumbing for automatic washing machine and dishwasher. Tiled splash backs. Matching wall units with lighting under. Wall mounted oil fired boiler for central heating and domestic hot water. Tiled floor.

Dining area: radiator, telephone and television point. Double doors leading to the rear garden.

First Floor

Landing

Access to loft. Airing cupboard with factory lagged tank and fitted shelving. Radiator. Mains smoke alarm.

Bedroom One

Radiator. Television, satellite and telephone point. Built in wardrobe.

En suite

White suite comprising pedestal washbasin, wc, tiled shower cubicle with fitted shower. Radiator. Electric shaver point. Tiled splash backs. Extractor fan.

Bedroom Two

Radiator, television point.

Bedroom Three

Telephone and television point. Radiator.

Family Bathroom

White suite comprising paneled bath with Victorian mixer tap with shower attachment. Pedestal washbasin. Wc. Tiled splash backs. Extractor fan. Radiator.

Curtilage

To the front of the property is a shingled driveway which provides off street parking for 2 cars and leads to a brick and tile garage with up and over door, personal door and electric power and light. An archway leads to the front garden with paved paths, raised flower and shrub beds, and partially enclosed by a Hornbeam hedge and wooden panelled fencing. A paved path leads down the side of the property to a gate and on to the private and well tended rear garden which is mostly laid to lawn plus a variety of various flower and shrub beds. Please note that both the front and rear garden have a number of specimen trees, shrubs and roses and the rear garden is fully enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Services: Mains water and electricity and drainage are connected.

Council Tax: Band C (2020/21—£1683.81).

Energy Performance Certificate: Band D.

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

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

Reference: H 31152

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

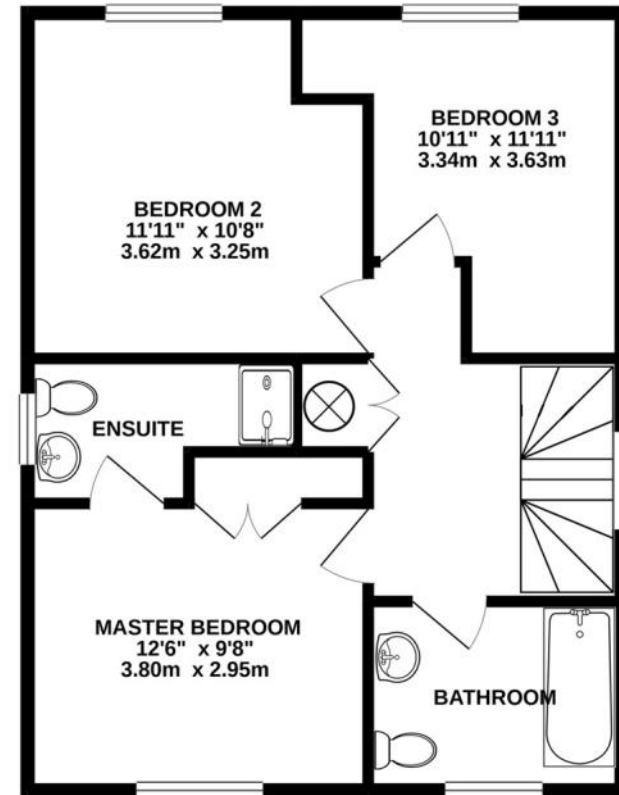
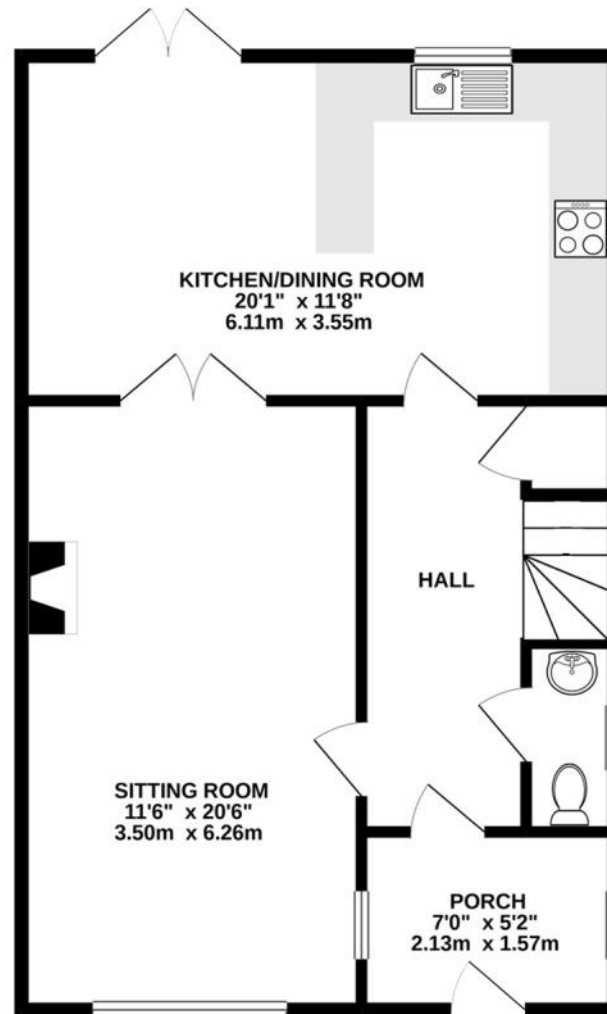
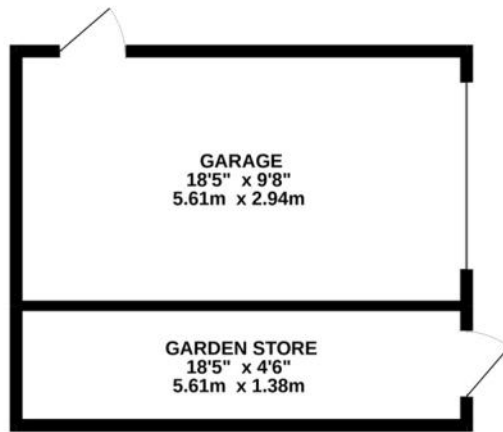
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TOTAL APPROX. FLOOR AREA 1409 SQ.FT (130.9 SQ.M.)



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

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