



**Sandpit Lodge, Briston**  
**Guide Price £575,000**

**BELTON DUFFEY**





# **SANDPIT LODGE, REEPHAM ROAD, BRISTON, NORFOLK, NR24 2LJ**

A substantial detached family house with flexible accommodation standing in 1/4 acre (sts) west facing gardens and grounds with garaging and a 22' first floor studio.

## **DESCRIPTION**

Sand Pit Lodge is a well presented modern detached house situated in a convenient location close to all of the amenities on offer in Briston and Melton Constable. The property provides spacious flexible family sized living accommodation comprising an entrance hall, kitchen/dining room with a separate utility room, conservatory, sitting room and a ground floor shower room. Upstairs, the galleried landing leads to 3 double bedrooms and a luxury bathroom. There is also an attached garage with a gym (offering scope to be converted back to a garage) with a large useful studio above which lends itself to a variety of different uses (subject to any necessary permissions).

Further benefits include solar panels installed, oil-fired central heating with a cast iron wood burning stove in the sitting room, UPVC double glazing throughout and oak veneer internal doors.

Outside, Sandpit Lodge stands set well back from the road behind a walled boundary with an extensive gravelled driveway providing parking for several vehicles and a good sized mainly lawned west facing garden to the rear. In all, the gardens and grounds amount to approximately 1/4 acre (subject to survey).

## **SITUATION**

Briston forms part of the village of Melton Constable with its primary school and both villages are set in this popular part of the North Norfolk countryside, with a regular bus service providing access to Holt, Norwich, Fakenham and King's Lynn. Within the village of Briston there is a Post Office and food stores, butchers, bakers and a community centre.

The pretty Georgian town of Holt is approximately 3 miles away and offers a further range of facilities including a primary school and the renowned Gresham's public schools. The North Norfolk coast is nearby with Blakeney and Sheringham within easy distance. The Cathedral City of Norwich, and regional centre of East Anglia, is approximately 20 miles away with its rail service to London Liverpool Street.

## **STORM PORCH**

A covered storm porch leads from the driveway to the front of the property with a quarry tiled floor and outside lighting. Partly glazed UPVC doors to the entrance hall and front hall.

## **ENTRANCE HALL**

Built-in double cupboard with coat hooks and space for shoe storage, staircase leading up to the first floor landing to the studio above the garage and store. Radiator, ceramic floor tiles, partly glazed door leading outside to the northern side of the property.







## **KITCHEN/DINING ROOM**

6.83m x 5.35m (22' 5" x 17' 7") at widest points. An impressive kitchen/dining room which is the real hub of the house. Recessed ceiling lights, ceramic floor tiles. Comprising:

### **KITCHEN AREA**

A range of oak base and wall units with laminate worktops and upstands incorporating a resin one and a half bowl sink unit with mixer tap, peninsular breakfast bar with space under for stools. Electric Rangemaster range cooker with an extractor hood over and splashback, integrated dishwasher, fridge and freezer. Window to the front of the property. Open plan to:

### **DINING AREA**

Space for a large dining table and chairs, arched storage recess with space for a dresser unit etc, 2 radiators. Wide archway to the conservatory.

## **CONSERVATORY**

4.09m x 2.88m (13' 5" x 9' 5") at widest points. UPVC double glazed construction with a solid roof, ceiling fan light, ceramic floor tiles and a glazed door leading outside to the rear garden.

## **UTILITY ROOM**

3.26m x 3.23m (10' 8" x 10' 7") at widest points. A range of fitted base cupboards with laminate worktops over incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for a washing machine and tumble dryer, radiator, ceramic floor tiles. Window overlooking the rear garden.

## **SITTING ROOM**

6.83m x 4.58m (22' 5" x 15' 0") A good sized double aspect sitting room with a window to the front and UPVC French doors with glazed panels to the sides leading outside to the rear garden. Exposed red brick fireplace housing a cast iron wood burning stove on a pamment tiled hearth, 2 radiators and 2 arched display recesses.

## **GROUND FLOOR SHOWER ROOM**

1.70m x 1.53m (5' 7" x 5' 0") Wet room style shower area with a chrome mixer shower and curtain, wall mounted corner wash basin, WC. Chrome towel radiator, vinyl flooring, recessed ceiling lights and a window to the side.

## **FIRST FLOOR LANDING 1**

Galleried first floor landing with a built-in shelved airing cupboard housing the hot water cylinder, loft hatch and a window overlooking the rear garden. Doors to the 3 bedrooms and bathroom.

## **BEDROOM 1**

4.58m x 3.73m (15' 0" x 12' 3") An extensive range of fitted units including wardrobes, drawers and lockers with a dressing table. Radiator and a window to the front with fitted plantation shutters.







## **BEDROOM 2**

4.58m x 3.00m (15' 0" x 9' 10") A full wall of fitted wardrobe cupboards with part mirrored doors, radiator and a window overlooking the rear garden.

## **BEDROOM 3**

4.21m x 3.26m (13' 10" x 10' 8") A range of fitted wardrobes and lockers, radiator and a window to the front with fitted plantation shutters.

## **BATHROOM**

4.25m x 2.52m (13' 11" x 8' 3") A luxury suite comprising a freestanding roll top bath with a traditional shower mixer tap, shower cubicle with a chrome mixer shower, extensive vanity storage units incorporating twin wash basins and a concealed cistern WC. Tiled floor and splashbacks, radiator and a further chrome towel radiator, recessed ceiling lights, extractor fan and 2 windows to the rear with obscured glass.

## **FIRST FLOOR LANDING 2**

Galleried landing with a small window to the front and doors to the studio above the garage and the store.

## **STUDIO**

6.54m x 4.30m (21' 5" x 14' 1") Large studio room currently used as a home office. 2 radiators, access to eaves, window to the front and 2 Velux windows to the south.

## **STORE**

4.22m x 2.66m (13' 10" x 8' 9") at widest points. Useful store with hanging rails.

## **OUTSIDE**

Sandpit Lodge stands set well back off Reepham Road behind a brick wall with metal double gates opening onto an extensive gravelled driveway providing parking for several vehicles, boat and caravan etc. Hedged boundary to the side and access to the front porch and garaging.

A concrete walkway leads to the south side of the property where there is space for refuse bin storage etc and five bar gates to the rear garden. The garden is west facing and comprises an extensive brick block patio area opening out from the conservatory and sitting room with a good sized lawn beyond. Feature central pond and fountain, paved walkways with mature hedged boundaries, outside tap and lighting. To the rear of the garden, there are 3 sheds, a greenhouse and a timber building housing a hot tub (both available by separate negotiation). A screened area to the northern side of the property houses the metal oil storage tank.

In all, the gardens and grounds amount to approximately 1/4 acre (subject to survey).

## **GARAGE**

6.68m x 3.19m (21' 11" x 10' 6") Up and over door to the driveway, power and light, connecting doors to the gym (former garage) and entrance hall.







## **GYM (FORMER GARAGE)**

6.72m x 3.25m (22' 1" x 10' 8") Currently used as a gym but offering scope for conversion back to a garage. Glazed sliding patio doors to the front, window to the side, power and light, radiator and oil-fired central heating boiler.

## **DIRECTIONS**

Leave Fakenham on the A148 heading east towards Cromer for approximately 6 miles and turn right onto the B1354 signposted Melton Constable. Proceed through the village and turn right onto Church Street and on into the village of Briston. At the junction turn right and then left, staying on Church Street, which eventually becomes Hall Street. Continue bearing right at the bend and turn left onto Reepham Road. After a short distance the property can be found on the right, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity with solar panels installed. Oil-fired central heating to radiators with a cast iron wood burning stove in the sitting room. EPC Rating Band D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band E.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.







Total area: approx. 271.0 sq. metres (2916.9 sq. feet)



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