



4 Granary Close, Briston
Guide Price £400,000

**BELTON
DUFFEY**

4 Granary Close

Briston,
Norfolk, NR24 2HA

An attractive and spacious brick and flint detached bungalow on mature plot offering privacy in attractive semi-rural setting. No onward chain.



DESCRIPTION

Situated in a secluded position close to open countryside on the edge of the popular village of Briston, this attractive detached bungalow is offered for sale chain free and benefits from a mature plot, long private driveway, ample parking and detached double garage.

The well appointed accommodation includes a deep reception hall, large dual aspect living room, fitted kitchen, dining area, utility lobby, principle bedroom with en-suite, two further bedrooms and well fitted wet room. The property is double glazed and has oil fired central heating. There is scope for further improvement, decoration to personal taste and potential for extension, subject to the necessary consents.

5 bar gated access from The Granary leads to a long private gravel driveway, extensive parking, turning area and the double garage. The gardens wrap around the property with hard landscaped ornamental areas and neat lawn with well stocked borders.

4 Granary Close in being offered for sale with vacant possession and no onward chain.

ACCOMMODATION

An extensive covered porch and seating area leads via a partly glazed front door to a deep and welcoming T shaped reception hallway with cloaks hanging cupboard to one side and airing cupboard to the other. The accommodation is laid out with living space mainly to the front aspect and bedroom accommodation to the rear. The spacious dual aspect living room has a brick fireplace and patio doors overlooking the garden, the well fitted kitchen has built in appliances, there is a side utility lobby with floor standing oil fired boiler and an attractive brick archway opens to the dining area. Across the back of the bungalow is a principal bedroom with built in wardrobes and en-suite shower, second bedroom, also with built in wardrobes, smaller double third bedroom and re-fitted wet room.



what3words: //remainder.incoming.cloud

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

Number 4 is approached via a long private gated gravel driveway which, in turn, leads to a parking and turning area and the detached double garage with twin automatic roller doors, eaves storage and personal door to the garden.

As you approach the property from the driveway, there is an ornamental side garden to the right, hard landscaped garden area to the rear and formal lawned garden area to the left with deep well stocked shrub borders and mature ornamental trees. The garden is securely fenced to all boundaries. There is an outside tap, external security lighting and modern standard oil storage tank.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

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

TENURE

This property is for sale Freehold.

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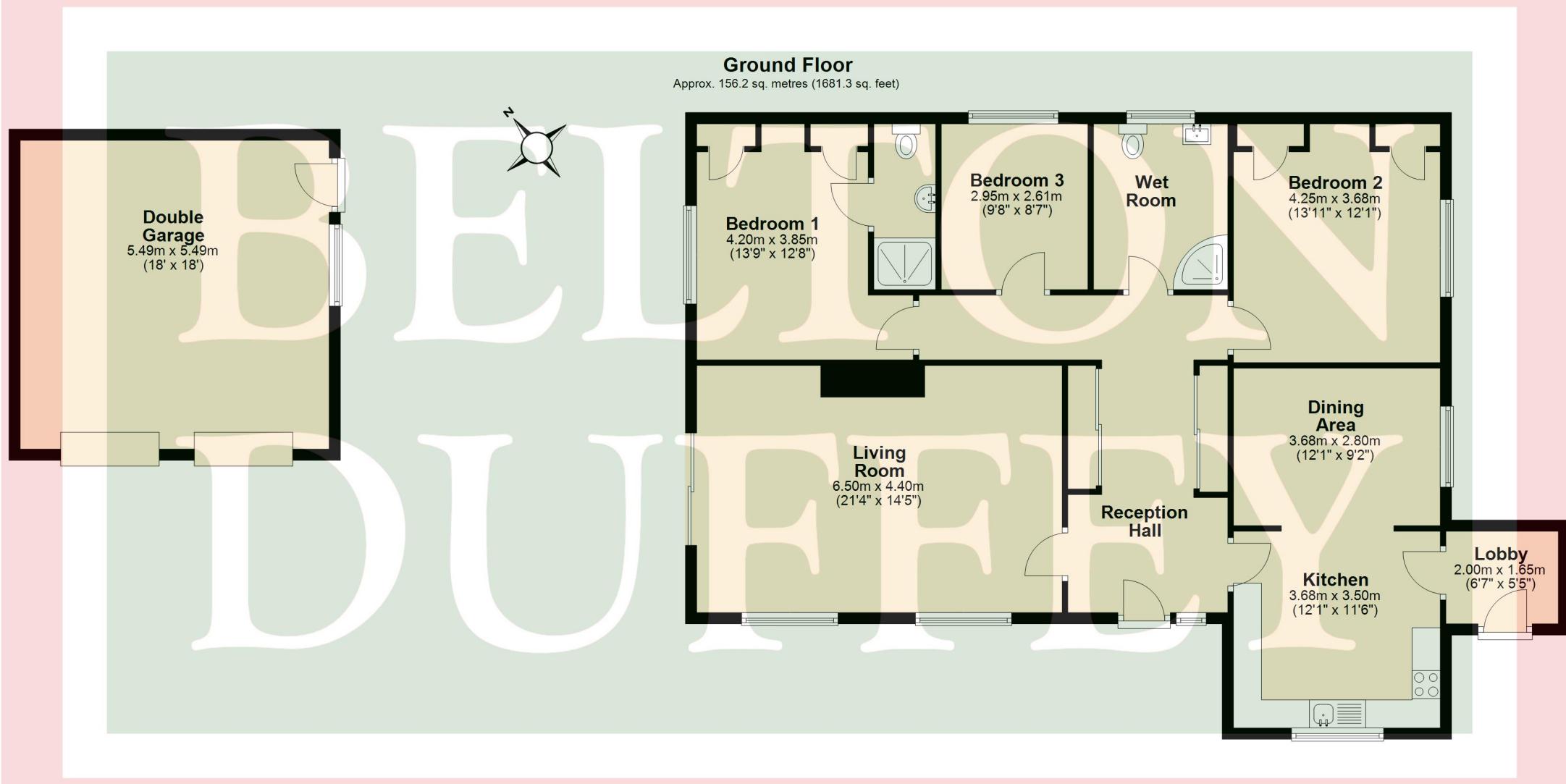




SITUATION

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.





IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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