



11 The Lane, Briston
£225,000

BELTON DUFFEY



11 THE LANE, BRISTON, MELTON CONSTABLE, NORFOLK, NR24 2AD

A surprisingly spacious three bedroom, two reception room cottage of character with generous garden in convenient village location. No onward chain.

DESCRIPTION

Situated in the amenity rich and popular village of Briston this well presented and surprisingly spacious terraced home of character is offered for sale chain free.

The accommodation includes entrance hall, dining room, sitting room, fitted kitchen, rear lobby, ground floor bathroom and three double first floor bedrooms. The mature garden enjoys a southerly aspect and to the front of the property there is ample unrestricted parking.

Given the three bedroom configuration and location within walking distance of village amenities, including schooling, this attractive property would make an ideal buy to let investment, or first time purchase.

SITUATION

Briston is a well-served village with two everyday convenience stores (one with post office), butcher, baker, grocer, two pubs and a nursery school. Astley primary school is located in-between the two villages of Briston and Melton Constable. The nearby market towns of Holt and Fakenham offer a comprehensive range of shops and services, and access into Norwich is good by road, reaching the city centre in around 45 minutes.

ENTRANCE HALL

UPVC half glazed front door, wood strip effect laminate flooring, dado rail, staircase to first floor, door to;

DINING ROOM

3.82m x 3.53m (12' 6" x 11' 7")

Double glazed window to rear, exposed and polished floorboards, wall mounted electric radiator, large under stairs storage cupboard, dado rail, archway to;

SITTING ROOM

3.53m x 3.05m (11' 7" x 10' 0")

Double glazed window to front, feature painted brick fireplace with raised hearth housing cast iron solid fuel burner, exposed and polished floor boards, arched recess and display shelving.



KITCHEN

2.48m x 2.44m (8' 2" x 8' 0")

Double glazed window to side, excellent range of floor and wall mounted storage units, extensive wood block effect worksurfaces incorporating single drainer sink unit with swivel mixer tap, full height tiling, 4 ring hob with extractor over, fitted oven, space and plumbing for automatic washing machine, recess for fridge/freezer, tiled flooring.

REAR LOBBY

Half glazed UPVC door to side, large airing cupboard, slate floor tiling.

BATHROOM

Double glazed window to side, suite comprising panelled bath with mixer tap and electric shower over, pedestal wash hand basin and wc, full height tiling, electric heated towel rail, slate floor tiling, ceiling recessed downlighters.

FIRST FLOOR LANDING

Large storage cupboard, dado rail, doors to;

BEDROOM 1

4.63m x 3.01m (15' 2" x 9' 11")

Double glazed window to front, wall mounted electric radiator.

BEDROOM 2

3.86m x 2.85m (12' 8" x 9' 4")

Double glazed window to rear, wall mounted electric radiator.

BEDROOM 3

3.54m x 2.48m (11' 7" x 8' 2")

Double glazed window to side, wall mounted electric radiator.

OUTSIDE

11 The Lane is set back from the road behind a retaining brick wall and paved courtyard garden.

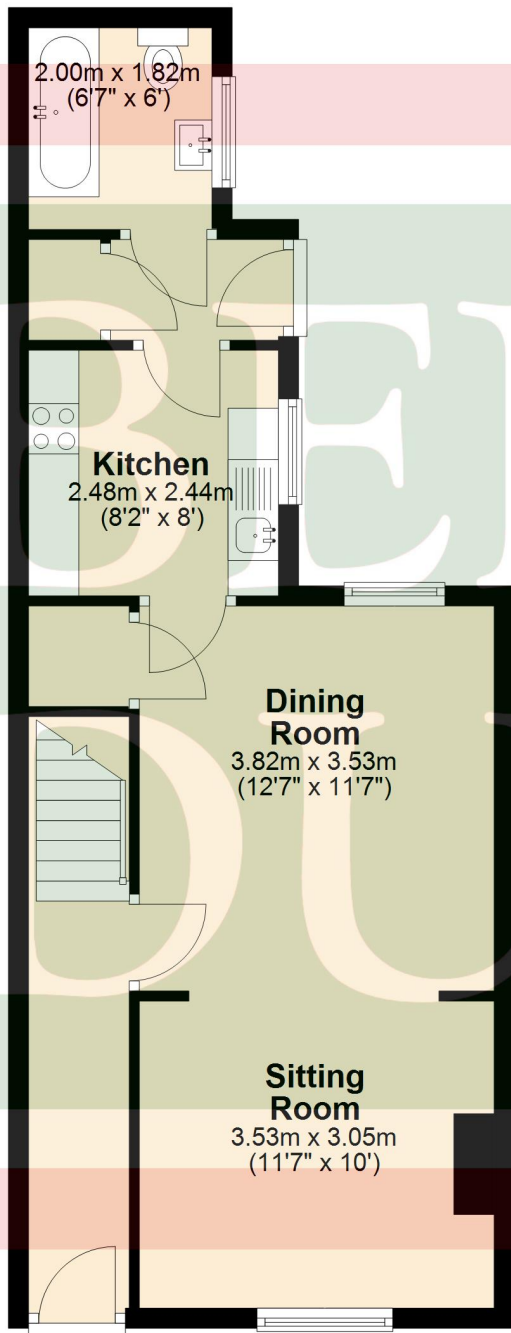
To the rear there is a flagstone patio area which leads to a large lawned area, timber garden shed, fencing to boundary with gated access to pedestrian right of way.

DIRECTIONS

Leave Fakenham on the A148 heading east towards Cromer for approximately 6 miles and turn right onto the B1354 signposted Melton Constable. Proceed into and through the village until you see Astley Primary School on your right, take the next right which is The Lane and follow the road, turning sharp left and continue until you see number 11 on the right and identified by the Belton Duffey 'for sale' sign.

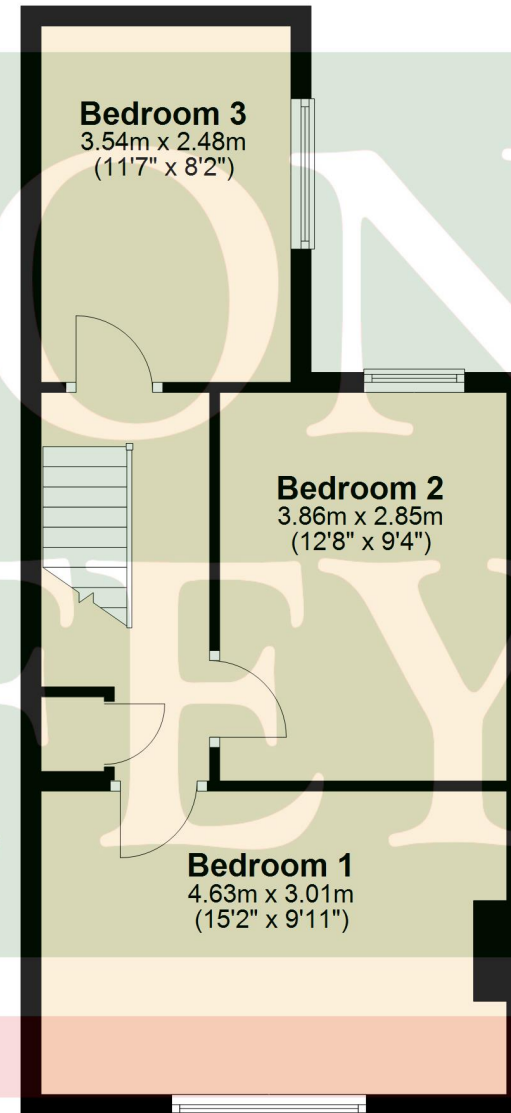
Ground Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 86.4 sq. metres (930.0 sq. feet)

OTHER INFORMATION

Mains water, drainage and electricity. EPC Rating Band E.

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

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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