



2 Granary Close, Briston
Guide Price £465,000

BELTON DUFFEY



2 GRANARY CLOSE, BRISTON, NORFOLK, NR24 2HA

A spacious detached chalet house with flexible 4/5 bedroom accommodation in 1/4 acre (sts) south westerly facing gardens with driveway parking and detached double garage. No chain.

DESCRIPTION

2 Granary Close is a detached chalet house pleasantly situated in a quiet setting on a small exclusive development of just 3 other similar properties on the edge of the popular amenity rich village of Briston and less than a mile's walking distance from the village centre. The property offers spacious, flexible living accommodation laid out over 2 floors and benefits from oil-fired central heating to radiators and UPVC double glazing throughout.

The accommodation includes a spacious entrance hall, study/bedroom 5, double aspect sitting room, fitted kitchen with separate utility and cloakroom, dining room, principal bedroom with en-suite, 3 further bedrooms and a family bathroom.

Outside, there is a long private driveway providing off road parking for numerous vehicles, a detached double garage and pleasant gardens that wrap around the bungalow to the south and west. In all, the gardens and grounds amount to approximately 1/4 acre (subject to survey).

2 Granary Close is being offered for sale with no onward chain.

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.

ENTRANCE HALL

Recessed storm porch with tiled floor and external courtesy lighting, UPVC front door with diamond leaded light insert, staircase to first floor with recess under, 2 radiators, wall mounted thermostat, window to side, coved ceiling. Large walk-in airing cupboard with fitted shelving, hot water cylinder and oil-fired boiler. Doors to;



SITTING ROOM

6.68m x 5.77m (21' 11" x 18' 11")

A very spacious and bright dual aspect room with twin windows to rear and sliding double glazed patio doors to side terrace, feature brick fireplace, with raised slate hearth, oak mantle and exposed brick breast housing cast iron LPG stove, 2 radiators, 4 wall light points.

DINING ROOM

4.03m x 2.72m (13' 3" x 8' 11")

Double glazed patio doors to side terrace, radiator, coved ceiling, feature brick archway to;

KITCHEN

3.56m x 3.07m (11' 8" x 10' 1")

Window to rear, multi-pane door to entrance hall, excellent range of floor and wall mounted storage units in light oak, extensive worksurfaces incorporating single drainer sink unit, attractive complimentary tiling. 4 ring hob with extractor over, fitted double oven, space for dishwasher, tiled floor, radiator, coved ceiling. Door to;

UTILITY ROOM

3.07m x 3.05m (10' 1" x 10' 0")

Door and window to rear, window to side, floor standing storage units in light oak with laminate worksurfaces and inset single drainer sink unit, splashback tiling, spaces and plumbing for washing machine, dishwasher, tumble drier and fridge freezer, tiled flooring, radiator, coved ceiling. Door to;

CLOAKROOM

1.44m x 1.18m (4' 9" x 3' 10")

Window to side, WC, pedestal wash basin, tiled splashback, tiled floor, radiator.

BEDROOM 1

4.49m x 4.11m (14' 9" x 13' 6")

Window to front, built-in wardrobe cupboards, radiator, wall light point, coved ceiling. Door to;

EN SUITE SHOWER ROOM

3.29m x 1.42m (10' 10" x 4' 8")

Window to side, fully tiled shower cubicle, pedestal wash basin, WC, half height tiling, radiator, tiled flooring, extractor fan.



BEDROOM 4

3.39m x 2.83m (11' 1" x 9' 3")

Bay window to front, built-in wardrobe cupboards, radiator, coved ceiling.

STUDY/BEDROOM 5

3.39m x 2.60m (11' 1" x 8' 6")

Window to front, radiator, coved ceiling.

BATHROOM

3.55m x 1.83m (11' 8" x 6' 0")

Window to side, fully tiled shower cubicle, panelled bath with hand-held shower attachment, vanity unit with inset wash basin, WC, half height tiling, radiator, extractor fan.

FIRST FLOOR LANDING

Access to loft space, doors to;

BEDROOM 2

6.24m x 4.91m (20' 6" x 16' 1")

Square walk-in bay window to rear with pleasant aspect over the garden and paddock land beyond, window to side, radiator, eaves storage cupboard.

BEDROOM 3

3.66m x 3.62m (12' 0" x 11' 11")

Window to side, recess with fitted wardrobe cupboard and storage cabinet, radiator, eaves storage cupboard.

STORE

2.62m x 1.34m (8' 7" x 4' 5")

Useful storage room with eaves storage cupboard.



OUTSIDE

Number 2 is accessed over Granary Close, a gravelled driveway shared with just 3 other similar properties on this small exclusive development. A particular feature are the large mature and secluded gardens surrounding the property with gated access leading to a long private driveway to the double garage which provides ample hardstanding for boats or caravans etc, flagstone apron to front of garage.

Large expanse of lawn with inset mature trees and shrub borders, timber summerhouse with patio area, large raised flagstone terrace with pergola, raised brick planters and BBQ, garden pond, raised vegetable and soft fruit beds, large greenhouse, timber garden shed, timber workshop (with power connected), secure fencing and mature hedging to boundaries. In all, the gardens and grounds amount to approximately 1/4 acre (subject to survey).

DOUBLE GARAGE

6.02m x 5.79m (19' 9" x 19' 0")

A detached double garage with twin up and over doors, windows to side and personal door to garden, eaves storage space, power and light connected. Gardener's WC with WC, wash basin, window to rear.

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 on into Briston continuing to the outskirts of the village and turn right at The Three Horseshoes pub onto Horseshoe Lane. Continue over the crossroads on Mill Lane and take the first turning on the right into Granary Close where you will see number 2 at the end of the cul de sac on the left-hand side.

OTHER INFORMATION

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

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

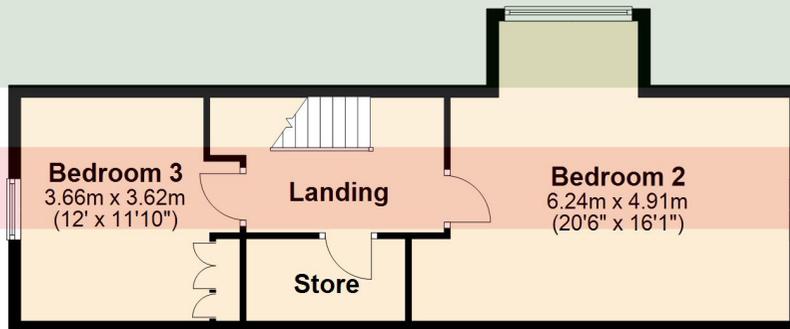
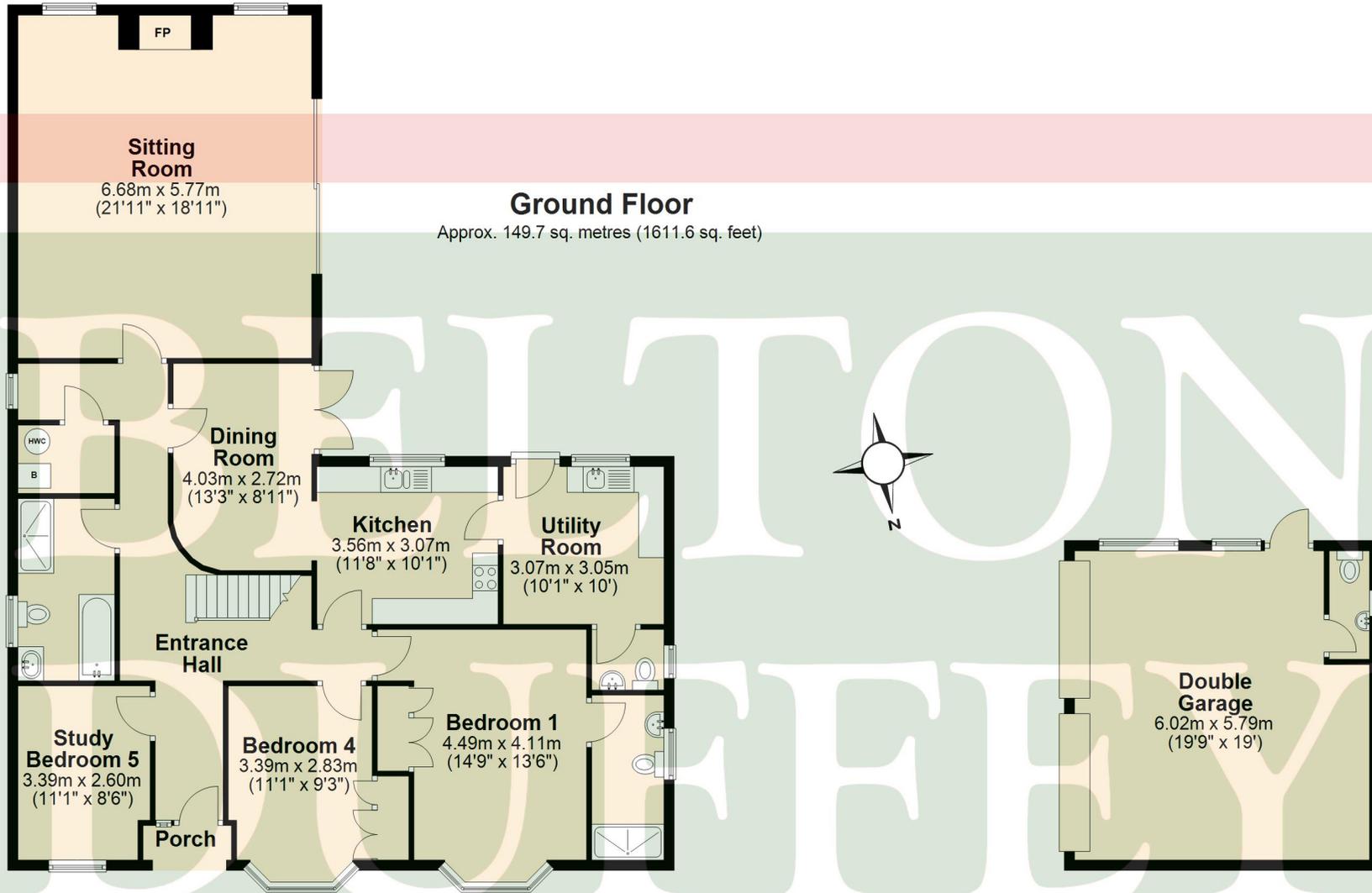
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 199.0 sq. metres (2142.1 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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