



22 The Lane, Briston  
£275,000

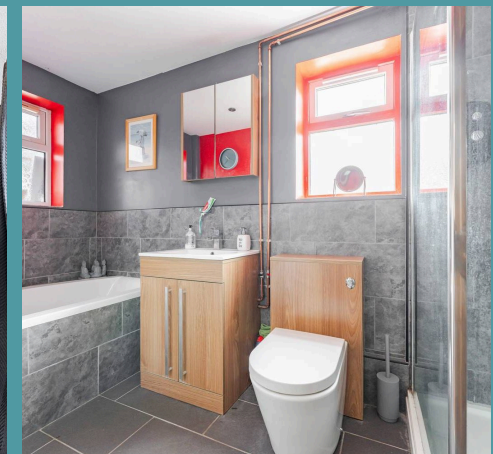
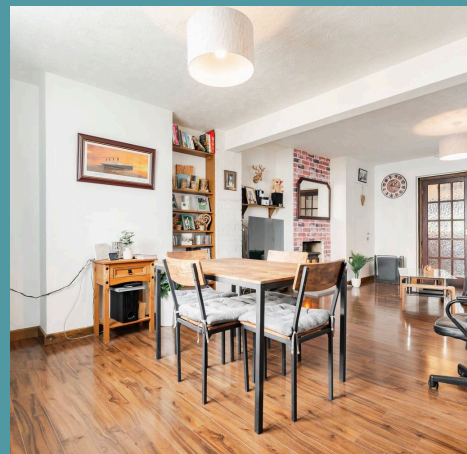
## 22 The Lane

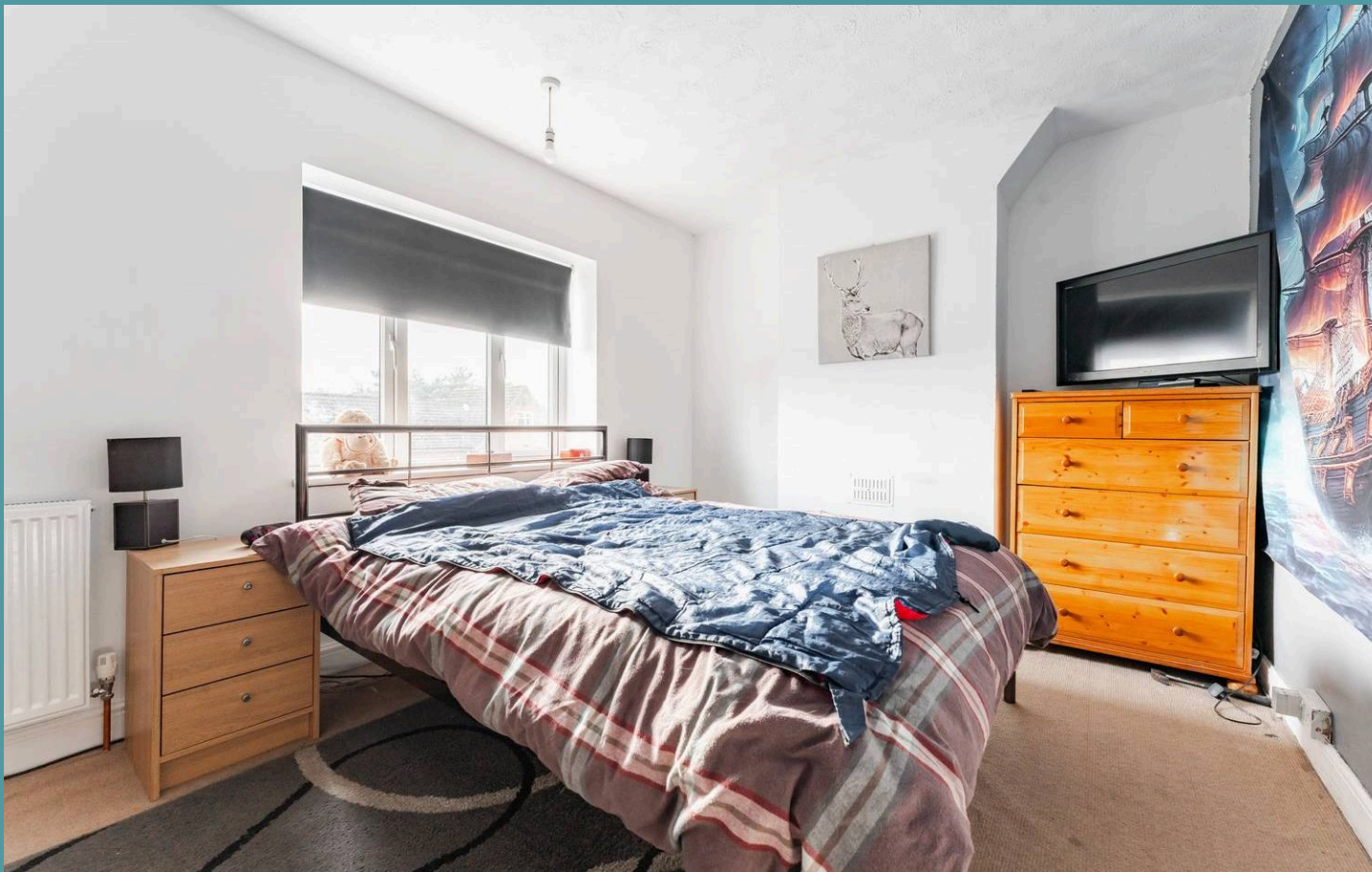
Briston, Melton Constable

Perfect for a small family looking for a move-in ready home or for first-time buyers looking to establish themselves in a quiet village setting, this semi-detached residence promises a lifestyle of ease and comfort. Highlighting an open-plan reception space, a kitchen to be able to cook your favourite meals, a versatile sun room and three bedrooms. Sitting on a generous size plot, this property features a maintained garden, driveway and garage. Don't miss the chance to make this property your home.

### Location

Briston is a village located in the district of North Norfolk. It is a charming, rural village with a rich history and a close-knit community. Situated around 5 miles south of the bustling market town of Holt, Briston offers easy access to both the coast and countryside, making it an ideal location for those seeking a peaceful yet well-connected lifestyle. The village has various local amenities, including a primary school, a local shop, a church, and a pub, with plenty of scenic walking routes in the surrounding areas. It's a great spot for those who enjoy a quiet, village atmosphere while still being within reach of larger towns and the natural beauty of Norfolk.





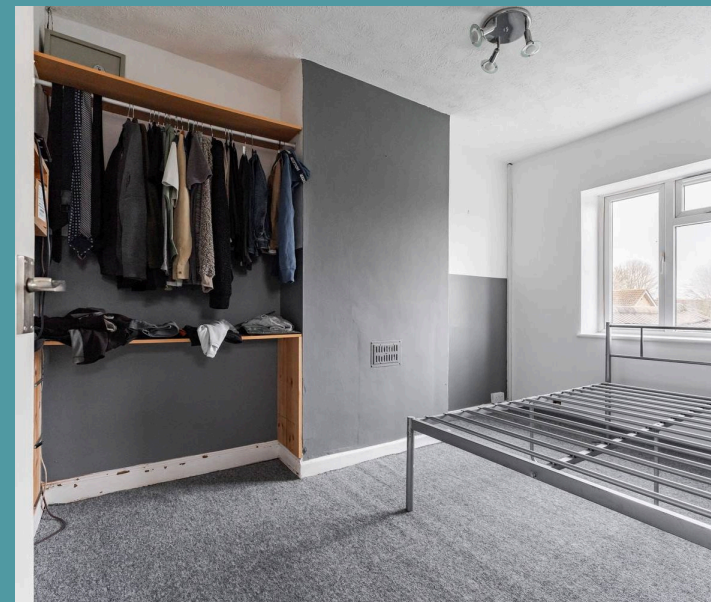
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Upon entering, you are greeted by a welcoming open-plan sitting/dining room, ideal for both relaxation and entertaining guests. The room is further enhanced by a brick-built fireplace with an inset wood burner, creating a warm ambience for the evenings. The adjoining kitchen is fitted with units and appliances to be able to cook your favourite meals. Offering plenty of storage and counter-top space for meal preparation. A versatile sunroom has flexibility to be utilised as a utility room or additional storage space, catering to your individual needs.

Ascend to the first floor where you will encounter three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or guest room, depending on your own requirements. The bathroom is located on the ground floor, comprising of a four piece suite, accommodating all residents in the household.

Towards the rear is a generous size garden, that is predominately laid to lawn, bordered by planted beds and hedging. The patio area for your outdoor seating arrangements, for outdoor dining and relaxing in the sunshine. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is a driveway providing ample off-road parking, alongside a garage for storage options.





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Briston, Melton Constable

### Agents Notes

We understand that this property is freehold.

Connected to mains water and electricity.

Heating system - Air source heating and a wood burner.

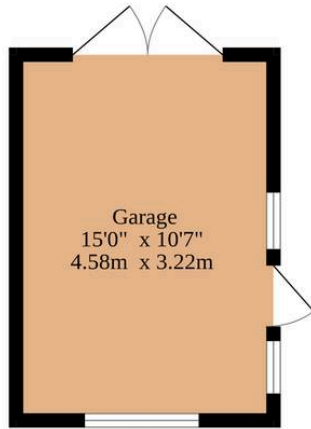
This property has a section 157 restriction of the Norfolk rule, please call our Dereham office for further details.

Council Tax Band: B

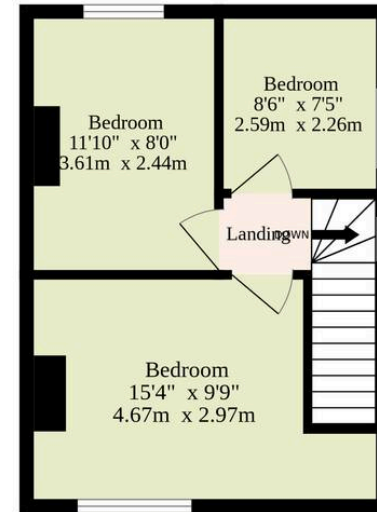
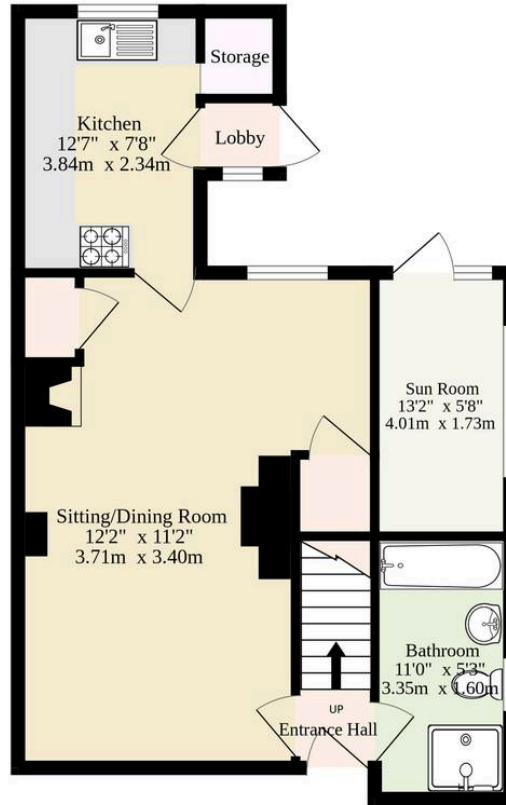
- Semi-detached residence in the village of Briston
- Suitable for a small family looking for a home with no renovation required or first time buyers
- Open-plan sitting/dining room for relaxation and entertaining, accentuated by a charming wood burner
- Kitchen to be able to cook your favourite meals, offering plenty of storage space
- Versatile sun room with the option to be a utility room or storage space
- Three bedrooms and a ground floor bathroom
- Generous size garden that is fully enclosed for privacy and seclusion
- Driveway providing ample amount of off-road parking and a garage for storage options
- Close proximity to local shops, bus routes, Briston Church and surrounding villages



Ground Floor  
571 sq.ft. (53.0 sq.m.) approx.



1st Floor  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 895sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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