

Arnolds | Keys



127 Hall Street, NR24 2LQ
Offers In Excess Of £500,000



Property Features

- Substantial Detached Family Home
- Five Double Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Spacious Kitchen/Diner
- Utility Room & Separate W/C
- Double Garages & Ample Driveway Parking
- Popular Village Location
- No Onward Chain
- Enclosed Rear Garden

NO ONWARDS CHAIN An impressive and substantial five bedroom detached family home situated in the popular village of Briston. The property boasts beautifully presented, versatile and spacious accommodation throughout.

DESCRIPTION

This stunning detached residence combines spacious, light and contemporary accommodation, ideally positioned within the popular North Norfolk Village of Briston, making this the perfect family home.

The property has been extended to include five double bedrooms; including an impressive dual aspect principle bedroom with ensuite, and a further two bathrooms on the first floor. To the ground floor there are two good sized reception rooms and a spacious, dual aspect kitchen/diner which is perfectly positioned at the heart of this home.

There is potential to create separate annex accommodation in the property, if desired, which only adds to the versatility of the accommodation. Outside, the property has a large frontage with driveway offering ample parking for multiple cars and leads to two separate single garages, including an oversized single garage. To the rear is an enclosed south-easterly facing rear garden which is mainly laid to lawn.



LOCATION

Briston is a highly popular village with many local amenities including a junior school, nursery school, public houses, butchers, bakery, grocery shops and a Post Office. The Georgian market town of Holt is only 5 miles away. Holt offers many shops and the highly regarded Gresham's school. The North Norfolk coastline is approximately 9 miles from the property.

GROUND FLOOR

ENTRANCE HALL

Door to front, wood effect flooring, radiator, stairs to first floor.

SITTING ROOM

Double glazed window to front, radiator, electric fireplace, wood effect flooring.

KITCHEN/DINER

Dual aspect room with double glazed windows to front and rear, fitted with a large range of wall and base units with work surfaces over housing a one and a half bowl sink and drainer unit, space for range cooker with extractor hood over, space for dishwasher, space for under counter fridge. Breakfast bar, wood effect flooring, radiator.

LOUNGE

Dual aspect room with double glazed window to front and door with further double glazed windows to rear, two radiators, electric fireplace.

LOBBY

Door to rear garden, tiled flooring, radiator.



W.C.

Two obscured double glazed windows to rear, fitted with vanity unit housing wash hand basin and w.c.. Down lighting, tiled flooring, radiator.

UTILITY ROOM

Double glazed window to rear, fitted with a range of wall and base units with work surface over housing circular sink, space and plumbing for washing machine, space for fridge/freezer, floor standing oil fired boiler, door to garage.







FIRST FLOOR

LANDING

Double glazed window to front and rear, radiator, large opening which could be used as a further study space.

BEDROOM 1

Spacious room with pitched ceilings and two Velux windows. Dressing area with built in cupboards and built in wardrobe, leading to en-suite.

EN-SUITE

Double glazed window to rear, fitted with a three piece suite comprising large shower enclosure, vanity unit housing wash hand basin and w.c. Radiator, spotlight.

BEDROOM 2

Double glazed window to rear, radiator, loft hatch access, door to jack and jill en-suite.

BEDROOM 3

Double glazed window to front, radiator, door to jack and jill en-suite.

JACK & JILL EN-SUITE

Obscured double glazed window to side, fitted with a three piece suite comprising shower cubicle, wash hand basin and w.c. inset spotlights, heated towel rail.

BEDROOM 4

Double glazed window to front, radiator, built in storage cupboard with hanging rail.

BEDROOM 5

Double glazed window to front, radiator, built in storage cupboard.



FAMILY BATHROOM

Obscured double glazed window to rear, fitted with a three piece suite comprising bath with shower over, wash hand basin and w.c. Tiled walls and radiator.

OUTSIDE

FRONT GARDEN/PARKING

Generous frontage which is mainly laid to hardstanding providing driveway parking for multiple vehicles. Further area laid to lawn.

GARAGE 1

Large oversized single garage with electric roller door. Door to rear garden and separate door to utility room, radiator, power and lighting connected.

GARAGE 2

Further single garage with up and over door, power and lighting connected, door to rear garden.

REAR GARDEN

Enclosed south-easterly facing rear garden which is mainly laid to lawn with patio area. Side access gate.

AGENTS NOTE

This property is Freehold. Council Tax Band F.

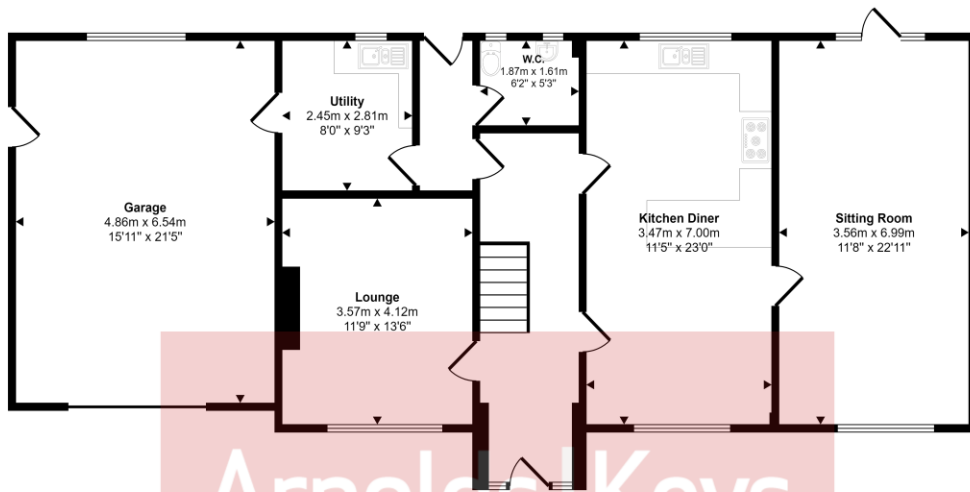
Oil fired central heating.

Mains drainage.

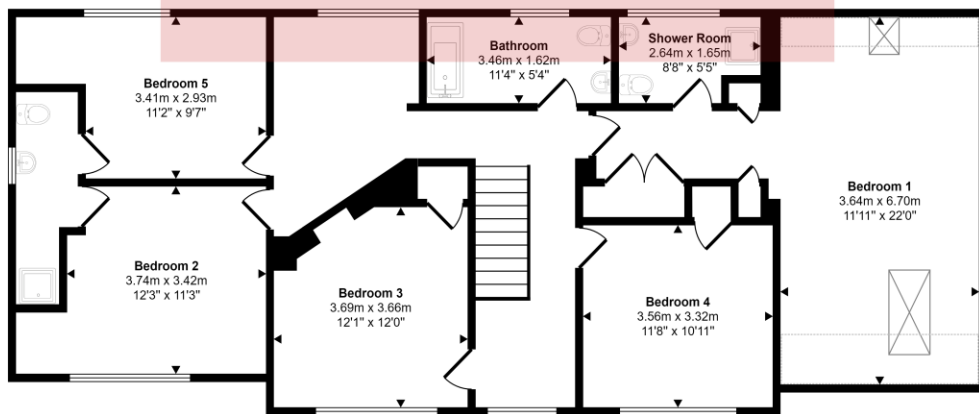
VIEWING

Strictly by appointment with Arnolds Keys County on 01263 738444.

Approx Gross Internal Area
248 sq m / 2667 sq ft



Ground Floor
Approx 125 sq m / 1343 sq ft



First Floor
Approx 123 sq m / 1324 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Otta way (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Monday - Friday: 9am - 5.30pm
Saturday: 9am - 4pm

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