



14 Southgate Way, Briston

Melton Constable



Minors & Brady



## 14 Southgate Way

This well-presented home offers a great balance of modern design, practical features, and flexible living space, appealing to a wide range of buyers. It makes a strong first impression with its smart frontage, generous parking, and EV charging. Inside, the flowing layout suits modern lifestyles, with open, connected spaces ideal for both everyday living and entertaining. The kitchen provides a stylish focal point with a sociable, contemporary feel. Upstairs, the accommodation is thoughtfully arranged to offer comfort, privacy, and versatility. Outside, the wrap-around garden extends the living space with areas to relax and entertain. Located in the popular village of Briston, the property combines a welcoming sense of home with a desirable setting.

- Attractive three-bedroom family home located in the popular village of Briston
- Excellent kerb appeal with a smart, uniform frontage and matching garage and entrance doors
- Ample off-road parking on a gravelled driveway with the added benefit of an EV charger
- Welcoming entrance hall with convenient ground floor WC
- Spacious open-plan living, dining, and kitchen area designed for modern family life
- Sleek, contemporary kitchen with breakfast bar seating and stylish finishes
- Separate utility room providing practical additional storage and laundry space
- Two double bedrooms upstairs, including a main bedroom with en-suite shower room
- Versatile third bedroom ideal as a nursery, home office, or guest room, plus a family bathroom

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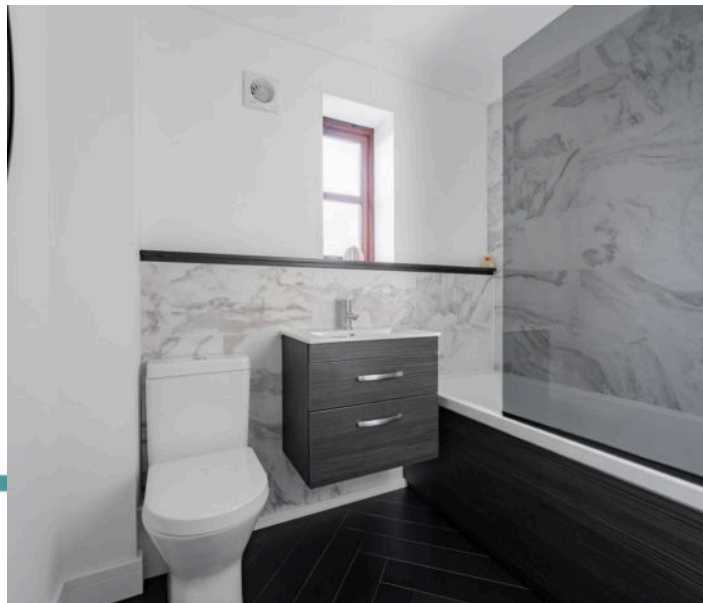
## The Location

Briston is a well-established village in the district of North Norfolk, known for its traditional rural character and strong sense of community. With roots that stretch back centuries, the village retains much of its historic charm while continuing to function as a practical and welcoming place to live.

Located approximately five miles south of the popular market town of Holt, Briston benefits from a convenient position that balances countryside living with accessibility. The surrounding landscape is typically North Norfolk, with open fields, quiet lanes and footpaths that make the area particularly attractive to walkers, cyclists and those who enjoy spending time outdoors. The North Norfolk coast is also within easy reach, offering beaches, nature reserves and coastal villages for day trips.

The village itself provides a good range of everyday amenities. These include a primary school, a local shop serving day-to-day needs, a parish church, and a public house that acts as a social hub for residents. Community life is an important part of Briston, with local events, clubs and activities helping to maintain a friendly and connected atmosphere.

Overall, Briston appeals to those seeking a peaceful village environment without feeling isolated. Its combination of local facilities, access to nearby towns, and proximity to both countryside and coast makes it a practical and attractive option for a wide range of residents, from families to retirees.



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## Southgate Way, Briston

This attractive three-bedroom home in the popular village of Briston offers an ideal setting for modern family living, combining strong kerb appeal with well-balanced internal space and practical features throughout. Set back from the road, the property benefits from ample off-road parking on a gravelled driveway, complete with an EV charger. The exterior presents a smart, uniform appearance, enhanced by matching garage and main entrance doors that create a cohesive and welcoming first impression.

Upon entering, you are greeted by a bright and well-proportioned entrance hall which sets the tone for the rest of the home. A conveniently located ground floor WC adds everyday practicality, while the layout flows effortlessly into the heart of the house. The main living accommodation is arranged as a large open-plan living, dining, and kitchen area, designed to allow each space to blend into the next.

This layout creates a sociable and versatile environment, ideal for both family life and entertaining.

The kitchen itself is modern and sleek in design, offering a stylish yet functional space. Clean lines, contemporary finishes, and thoughtful layout make it a pleasure to use, while the breakfast bar seating provides an informal spot for casual dining or morning coffee. The sense of space continues into the dining and living areas, allowing flexibility in furniture arrangement and ensuring the room feels light and connected.



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A separate utility room sits just off the main space, keeping household appliances discreetly tucked away and adding further convenience.

Upstairs, the property offers three well-planned bedrooms. There are two comfortable double bedrooms, one of which benefits from its own en-suite shower room. The third bedroom is a versatile space, well suited to use as a nursery, home office, or guest room depending on your needs. A family bathroom serves the remaining bedrooms, completing the upper floor accommodation.

Externally, the home enjoys a wrap-around style garden that offers a pleasing balance of lawn and patio areas. This outdoor space is ideal for entertaining, outdoor dining, or simply enjoying time with family and friends.

The combination of usable lawn and seating areas makes the garden both practical and inviting, with scope to enjoy it throughout the warmer months.

Overall, this is a well-presented and thoughtfully laid-out home that offers modern living, excellent outdoor space, and practical features in a sought-after village location, making it a great option for families or those looking for flexible living space.

## Agents Note

Sold Freehold

Connected to all mains services.



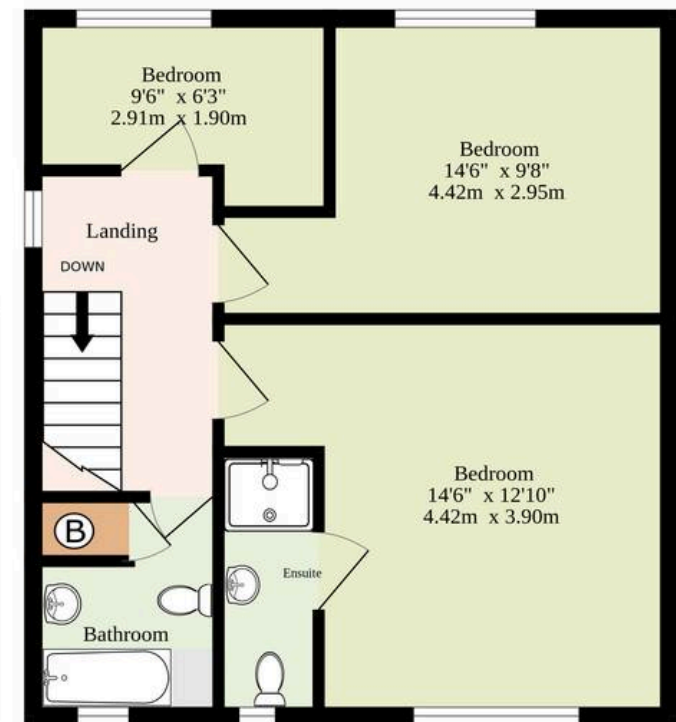
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**Ground Floor**  
622 sq.ft. (57.8 sq.m.) approx.



**1st Floor**  
291 sq.ft. (27.0 sq.m.) approx.



**TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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