



34 Old Post Road, Briston

Melton Constable



Minors & Brady

# 34 Old Post Road

Briston, Melton Constable

A well-presented four bedroom family home situated in the popular village of Briston, offering generous and well-balanced accommodation throughout. The property benefits from a driveway with off-road parking, an integral garage and a welcoming entrance hallway with ground floor WC. The main living space includes a comfortable sitting room, dining area and a fully fitted kitchen finished in a sleek, neutral style with built-in appliances. A conservatory provides additional living space and enjoys views over the rear garden. Upstairs, the property offers four bedrooms, including a master bedroom with en-suite, along with a family bathroom. Outside, the home sits on a good-sized private garden plot, ideal for both relaxation and entertaining. Overall, this is a practical and adaptable home well suited to modern family living in a well-regarded village location.

- A four bedroom home offering well-balanced and versatile accommodation arranged over two floors
- Located within the popular village of Briston, enjoying a well-regarded setting with local amenities
- Approached via a driveway providing practical off-road parking
- An integral garage offering secure parking or useful storage
- A welcoming entrance hallway creating a practical flow through the ground floor, complemented by a ground floor WC
- A sitting room that provides a comfortable living space, opening into a defined dining area
- A fully fitted kitchen complete with built-in appliances, finished in a sleek, neutral style that offers a clean and modern look
- A conservatory adding further flexible living space, enjoying views over the garden and providing a light and pleasant area to relax





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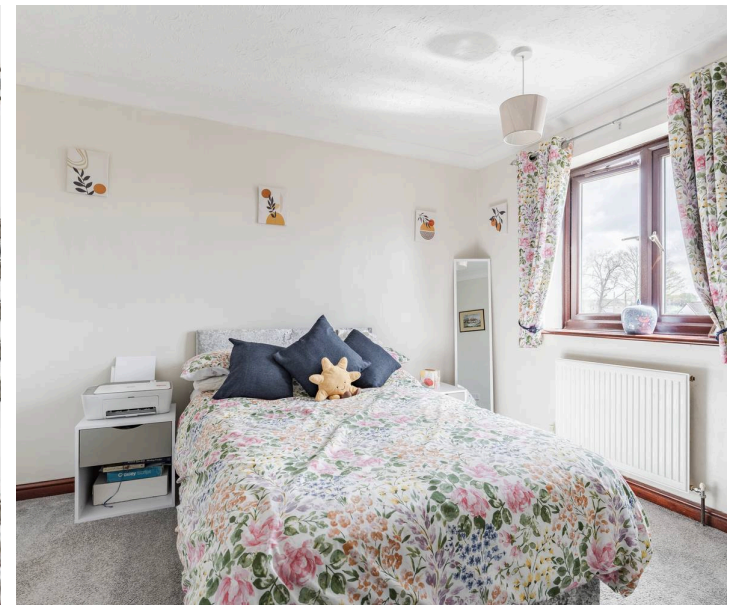
## The Location

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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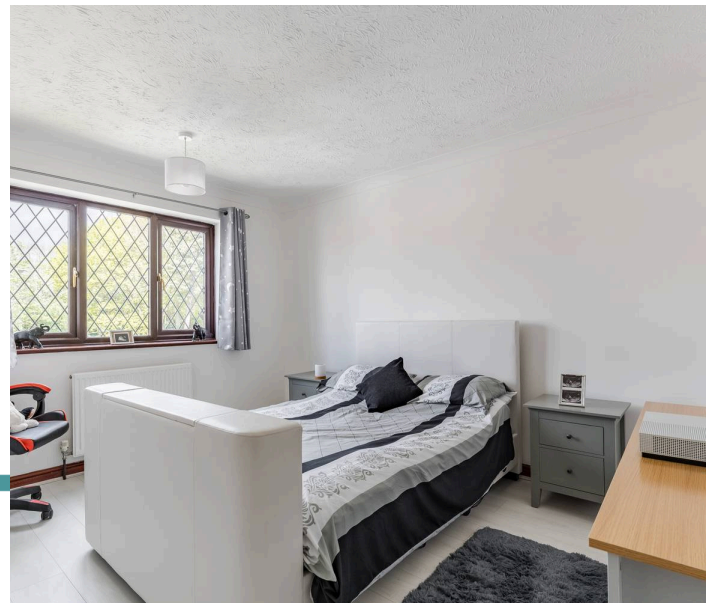
This well-proportioned four bedroom home is situated in the popular village of Briston and offers versatile accommodation well suited to family living.

The property is approached via a driveway providing off-road parking and access to the integral garage, with a welcoming entrance hallway creating a practical first impression. A ground floor WC adds everyday convenience.

The ground floor offers a comfortable balance of living and entertaining space. The sitting room provides a relaxed area for daily use, while the adjacent dining area works well for family meals and gatherings. The kitchen is fully fitted with built-in appliances and finished in a neutral, sleek style, offering a clean and functional workspace. From here, the accommodation flows into a conservatory, providing additional living space with pleasant views over and access to the rear garden.

Upstairs, the property continues to offer generous accommodation with four bedrooms in total. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The layout offers flexibility for families, guests, or home working, with rooms of sensible proportions throughout.

Outside, the home occupies a good-sized, private garden plot, providing an enclosed and usable outdoor space suitable for relaxation or entertaining. The integral garage and driveway further enhance the practicality of the property, offering storage and off-road parking.



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Outside, the home occupies a good-sized, private garden plot, providing an enclosed and usable outdoor space suitable for relaxation or entertaining. The integral garage and driveway further enhance the practicality of the property, offering storage and off-road parking.

Overall, this is a well-balanced family home in a sought-after village location, providing adaptable living space inside and out, and presented in a neutral style that allows a buyer to personalise over time.

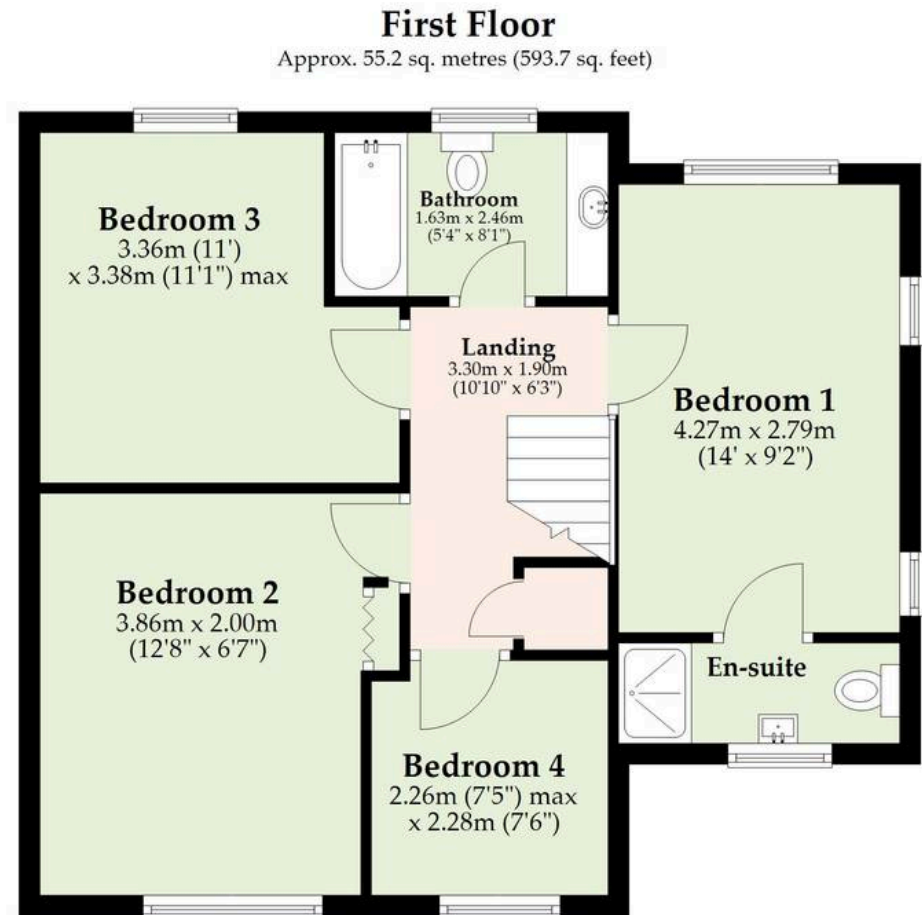
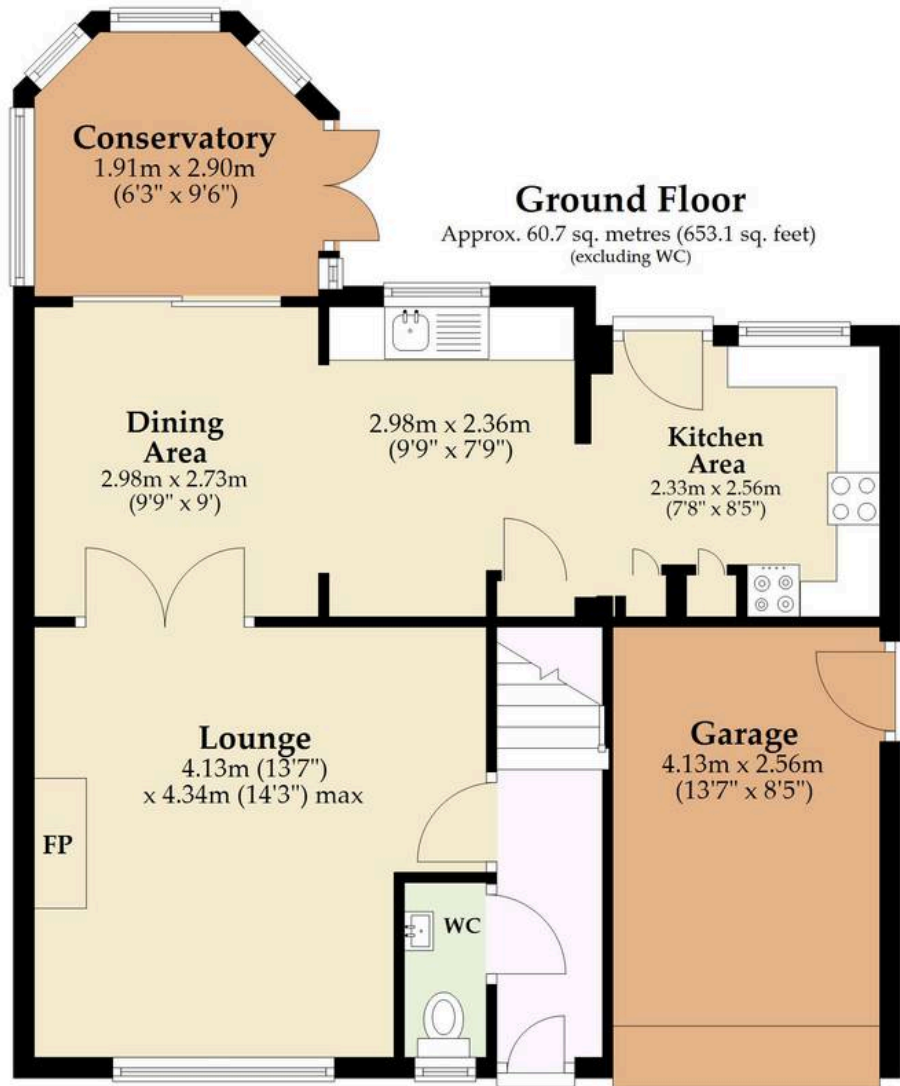
### Agents Note

This property will be sold freehold and connected to oil fired heating.

This property has instructed us via a third-party company; therefore, all details should be independently verified prior to proceeding, particularly as we have limited information available.



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Total area: approx. 115.8 sq. metres (1246.8 sq. feet)

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.

Plan produced using PlanUp.

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