



6c West End, Briston

Melton Constable



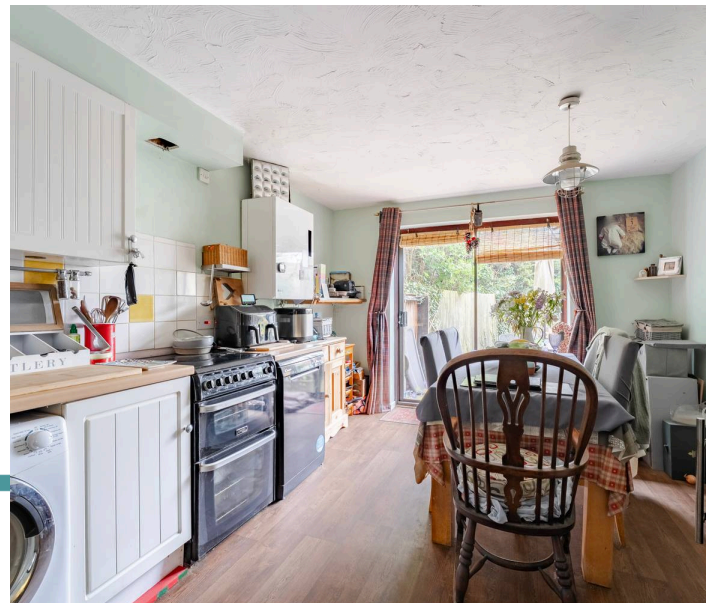
Minors & Brady

## 6c West End

Briston, Melton Constable

Guide price: £230,000 - £240,000. Positioned within the well-served and popular village of Briston, this deceptively spacious two-bedroom home is arranged across three floors, offering a versatile and well-balanced layout that is ideal for first-time buyers. Tucked away in a more private position, the property enjoys a quieter setting while still being within easy reach of local amenities, including shops, schooling, and everyday essentials. The accommodation has been thoughtfully arranged to maximise space across each level, creating a home that feels both practical and comfortable.

With the added benefits of off-road parking, a low-maintenance garden, and useful additional storage, this is a property that offers more than first meets the eye and presents an excellent opportunity for those stepping onto the property ladder.



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## 6c West End

Briston, Melton Constable

- Guide price: £230,000 - £240,000
- Deceptively spacious three storey home offering far more than first meets the eye
- Tucked away position within the well served and popular village of Briston
- Substantial dual aspect sitting room spanning the full depth of the property
- Generous kitchen and dining space with direct garden access, ideal for everyday living and hosting
- Two well sized bedrooms arranged across the upper floor
- Ground floor cloakroom alongside a well appointed first floor bathroom
- Two private off road parking spaces positioned to the rear
- Enclosed, low maintenance rear garden designed for easy upkeep
- Additional external storage plus access to a useful cellar area

Council Tax band: A

Tenure: Freehold



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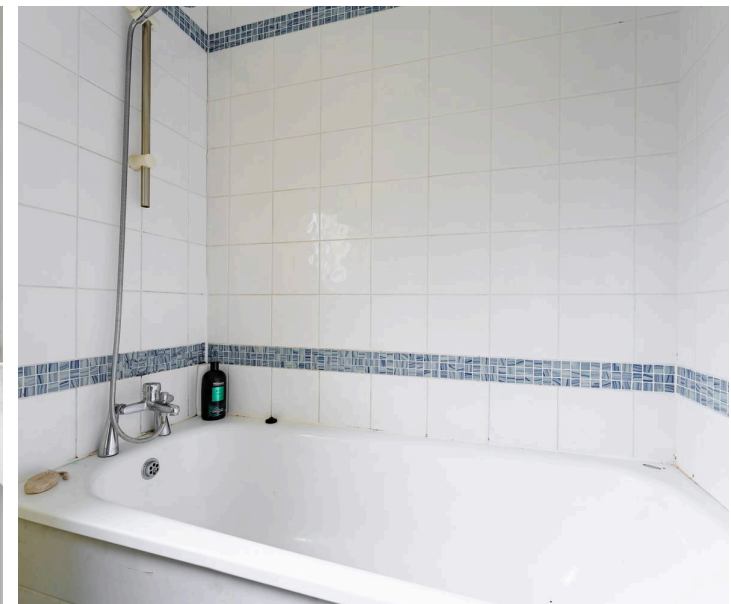
### Location

Located in the village of Briston, West End enjoys a setting within easy reach of the surrounding North Norfolk countryside. Briston offers a selection of everyday amenities including a village shop, primary school, and local facilities, while the nearby market town of Holt provides a wider range of independent shops, cafés, restaurants, and essential services.

The area is well placed for access to the North Norfolk coast, with popular coastal destinations such as Blakeney and Cley-next-the-Sea within a short drive, offering scenic walks and open landscapes. Road links connect to Fakenham and Norwich, making it practical for both local travel and commuting, while still enjoying a quieter village environment.

### West End

The property is entered via a welcoming hallway, leading through to an impressive sitting room that spans the full depth of the house. With dual aspect windows to both the front and rear, this room feels bright and spacious, providing an ideal setting for both relaxing and entertaining.



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## 6c West End

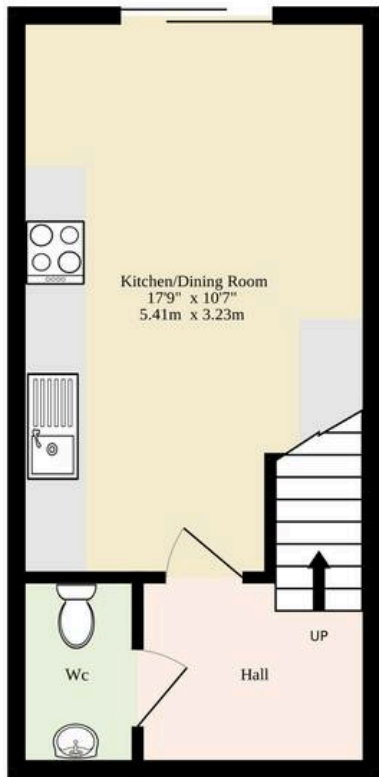
Briston, Melton Constable

Stairs lead down to the lower ground floor, where the kitchen and dining area forms the heart of the home. This generous space offers a good range of wall and base units, ample worktop space, and room for appliances, along with space for a dining table. Sliding doors open directly onto the garden, creating a natural connection between indoor and outdoor living. A convenient cloakroom is also located on this level. Upstairs, the first floor provides two well proportioned bedrooms, both offering comfortable accommodation with space for furnishings. These are served by a family bathroom fitted with a bath and shower over, along with a wash basin and WC.

Externally, the property benefits from a private, low maintenance rear garden, mainly paved for ease of upkeep, with access leading to two allocated parking spaces. Additional external storage and access to a cellar space further enhance the practicality of the home.



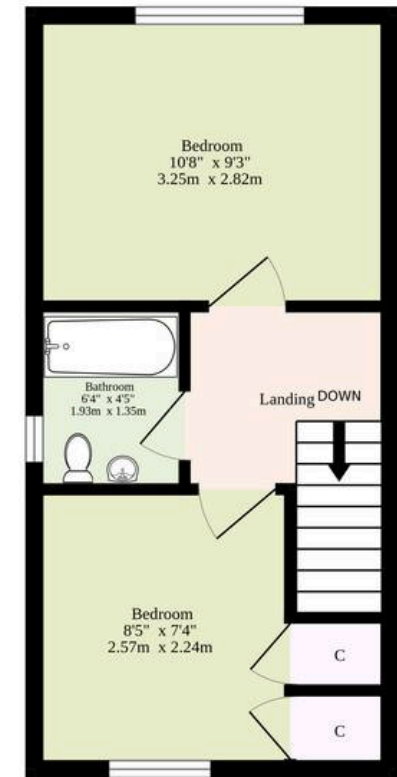
Lower Ground Floor  
252 sq.ft. (23.4 sq.m.) approx.



Ground Floor  
304 sq.ft. (28.2 sq.m.) approx.



1st Floor  
229 sq.ft. (21.3 sq.m.) approx.



**TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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