



**Plot 57 Hollow Tree Way, Briston Melton Constable NR24 2SA**

**welcome to**

**Plot 57 Hollow Tree Way, Briston Melton Constable**

Plot 57, The Ashill, a brand new two bedroom detached bungalow with generous plot. Offered with a choice of units and worktops from Given range Symphony Kitchen & 10 year NHBC warranty. Viewings by appointment.



## Entrance Hall

A gravelled driveway and path leads to the double glazed entrance door.

## Hallway

Doors leading off to:

## Sitting Room/kitchen

19' 10" x 12' 1" max ( 6.05m x 3.68m max )

Fitted Cranbrook Symphony units at base and wall level with worktop surface over. Bosch oven, hob and extractor. Sink with mixer tap over. Space and plumbing for washing machine, space for tumble drier, space and plumbing for dishwasher, space for fridge freezer. Matching cornice and pelmets. Matching upstand and window cill, glass splashback. Side exit door. Double glazed windows to rear.

## Bedroom 1

11' 2" x 8' 10" ( 3.40m x 2.69m )

Double glazed window to front

## Bedroom 2

8' x 7' 4" ( 2.44m x 2.24m )

Double glazed window to front

## Shower Room

Double glazed window to side. Shower cubicle, low flush WC and hand wash basin. Fully tiled. Cupboard housing cylinder.

## Outside

Front garden laid to lawn. Gravel driveway and paving sets. Gate to rear. . Seeded lawn

## Village

The North Norfolk village of Briston is situated just over 4 miles from the popular market town of Holt, 20.3 miles north west of the city of Norwich and 9 miles from Norfolk's sandy beaches and coastline. Within the village there is a bakery, two butcher's shops, fishmonger, a grocer's, a small plant nursery, antique shop and minimarket with Post Office. There are two garages, one in the village itself, and one on the outskirts of neighbouring Melton Constable that

also supplies petrol. Astley Primary school caters for younger children; older children go to High Schools at Reepham or Fakenham. Gresham's public school in Holt is also available and is the closest school that provides secondary education. There is a community centre ('The Pavilion') that hosts a Youth Club and monthly film shows. For sport the village has a playing field with tennis courts, football pitches and a skate park, a bowling green and a playground for the children of the village. There are two public houses in the village, The Three Horseshoes, a 16th-century gastro pub with open log fire and oak beams that has undergone large scale refurbishment and the recently re-opened Explorers Bar. The Copeman Centre/Village Hall is used for the local playschool, local dramatic group and the North Norfolk Players. Also in the village is a lively Day Care Centre for local senior residents which meets two days a week. There are plenty of public footpaths available linking all ends of the long village together for dog walkers.

In Melton Constable, just over mile from Briston there is also a secondary minimarket with post office, Indian, Chinese, cleaners, dog Groomers, pet food shop, kebab, art and antiques shop, butchers, artisan bakery with cafe and a wellness studio along with a village surgery.

The nearest railway station is at Sheringham for the Bittern Line which runs between Sheringham, Cromer and Norwich but a steam line is also available from Holt to Sheringham. The nearest airport is Norwich International Airport

## Directions

The village is situated on the route of the B1354 that runs between the A148 at Thursford and the B1149 at Saxthorpe. Finding the shops on your right hand side along Church Street, continue on to Hall Street, finding the turning on your left into Old School Road. The Hawthorns can be found on your right hand side. Sat Nav: NR24 2SA

## Agents Note

Some interior images may depict a previously built

home. Images, dimensions, specifications and plans are provided for guidance purposes only and not specific to this plot and may differ from the finished home. A holding fee of £500 will be required at point of reservation (the developer will stop other viewings for a period of 6 weeks and the fee will be deducted at the point of a successful completion). Reservations will only be taken from proceedable viewers upon receipt of proof of funds/mortgage, successful presentation of identification and buyer position is established. \* Subject to build stage.



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## Plot 57 Hollow Tree Way, Briston Melton Constable

- 2 Bedroom Detached Bungalow
- NHBC warranty
- Carpets & vinyl floor coverings included throughout
- Gravel driveway
- No site maintenance fees to pay

Tenure: Freehold EPC Rating: Exempt

# £275,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HOL105810 - 0006

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william h brown



**01263 713343**



Holt@williamhbrown.co.uk



The Old Fire Station, Chapel Yard, Albert Street,  
HOLT, Norfolk, NR25 6HG



**williamhbrown.co.uk**