



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

*welcome to*

## **Hollow Tree Way, Briston Melton Constable**

William H Brown Holt is excited to launch this brand new three bedroom detached house with generous plot. Offered with a double parking space, choice of finishes\*, Symphony Kitchen and 10 year NHBC warranty. Viewings by appointment. Plot 56, The Langham. Call us to book a viewing!





### **Entrance**

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

### **Hallway**

Staircase. Door leading off to:

### **Lounge**

15' 9" x 11' 11" ( 4.80m x 3.63m )

uPVC window to the front of the property and open plan to;

### **Cloakroom**

Wc and wash hand basin. Double glazed window to front.

### **Kitchen / Diner**

19' 2" x 8' 10" ( 5.84m x 2.69m )

Double glazed patio doors to the rear. Double glazed window to rear. Fitted 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 dishwasher, space for fridge freezer. Matching cornice and pelmets. Matching upstand and window cill, glass splashback. Door to;

### **Utility Room**

9' 10" x 5' 7" ( 3.00m x 1.70m )

Space and plumbing for dishwasher, space for fridge freezer, double glazed window to the side, door to the rear.

### **Landing**

Cylinder cupboard. Doors off to:

### **Bedroom One**

13' 3" x 9' 1" ( 4.04m x 2.77m )

Double glazed window to front. Door to:

### **En Suite**

Shower cubicle, wc, wash handbasin, double glazed window to side.

### **Bedroom 2**

11' 8" x 9' 1" ( 3.56m x 2.77m )

Double glazed window to rear.

### **Bedroom 3**

9' 9" x 5' 11" ( 2.97m x 1.80m )

Double glazed window to front.

### **Bathroom**

Double glazed window to front. White 3 piece suite comprising bath with shower over, low flush WC and hand wash basin. Fully tiled.

### **Outside**

Front garden laid to lawn. Gravel driveway and paving sets. Gate to rear. The rear garden is generous in size. Seeded lawn.

### **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**

The internal photos are of alternative plots on the development. 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 proceed able viewers upon receipt of proof of funds/mortgage, successful presentation of identification and buyer position is established. Hollow Tree Way is an adopted Road, so there are no maintenance fees to pay.

\* Subject to build stage.



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## Hollow Tree Way, Briston Melton Constable

- 3 Bedroom detached house
- Air source heating
- Carpets & vinyl flooring included throughout
- 10 year NHBC guarantee
- Choice of symphony kitchen units & tiling

Tenure: Freehold EPC Rating: Exempt



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

# £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HOL106117 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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