



Hollow Tree Way, Briston Melton Constable NR24 2SA

welcome to

Hollow Tree Way, Briston Melton Constable

William H Brown Holt are excited to launch this brand new 3 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

£365,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HOL106117 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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