



INTRODUCING

# 13 Hollow Tree Way

*Briston, Norfolk*

# SOWERBYS



THE STORY OF

# 13 Hollow Tree Way

Briston, Melton Constable  
Norfolk, NR24 2SA

Detached Bungalow Built In 2023

Occupying A Generous  
Corner Plot

Constructed By Respected  
Norfolk Builders Necton  
Management

Within Walking Distance  
of Village Amenities

Two Generous Double Bedrooms

Well-Appointed  
Contemporary Kitchen

Energy-Efficient Air Source Heat  
Pump and Solar Roof Panels

UPVC Double-Glazed  
Windows and Doors

Garage and Shingle Driveway

Two Enclosed Rear Garden Areas

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Occupying a generous corner plot within easy walking distance of the village's excellent range of amenities, this beautifully presented detached bungalow was constructed by respected Norfolk builders Necton Management in 2023 and benefits from the remainder of a 10-year NHBC warranty.

Thoughtfully designed with modern living in mind, the accommodation is both stylish and practical, comprising an inviting entrance hall, a comfortable sitting room, a well-appointed kitchen, two generous double bedrooms and a contemporary shower room.

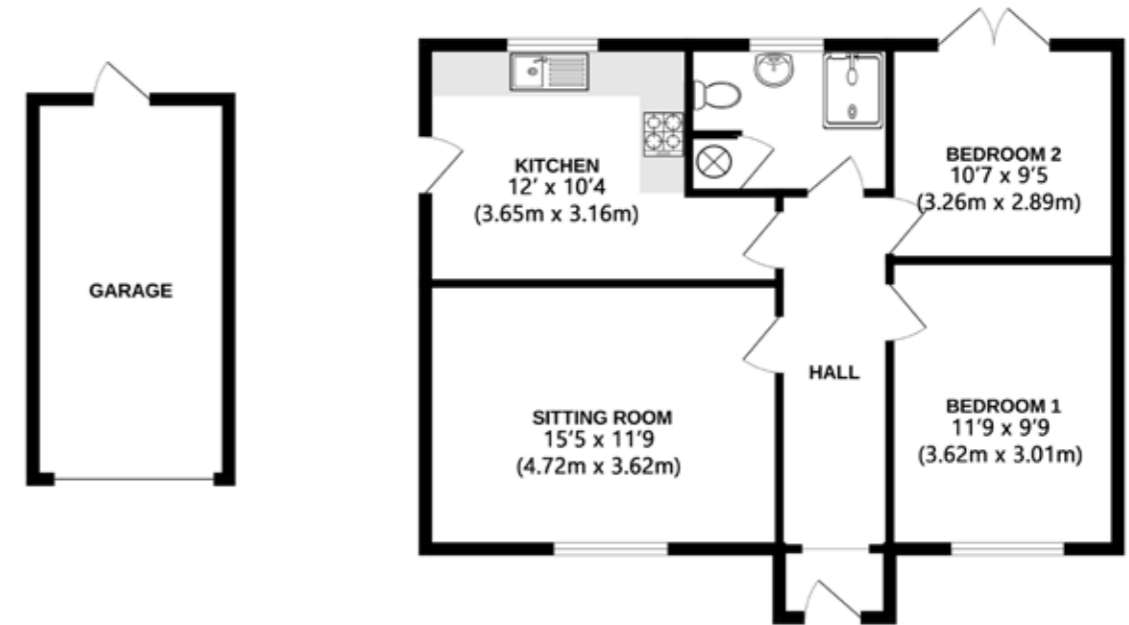
The property is finished to a high standard throughout and enjoys the benefits of UPVC double-glazed windows and doors, an energy-efficient air source heat pump with individual room controls, and solar roof panels, ensuring comfort and sustainability in equal measure.

Outside, the front garden provides an attractive approach, while a shingle driveway leads to the garage. To the rear, two well-proportioned garden areas offer excellent space for relaxing, entertaining or gardening, completing this appealing village home.





**GROUND FLOOR**  
846 sq.ft. (78.6 sq.m.) approx.



13 HOLLOW TREE WAY, BRISTON, NORFOLK NR24 2SA  
TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Briston

HERITAGE MEETS COUNTRYSIDE  
BEAUTY AND COMMUNITY CHARM



Briston is a vibrant North Norfolk market town with a strong sense of community and excellent access to surrounding villages, countryside, and the coast. Located around 9 miles north of Fakenham, 14 miles west of Cromer, and approximately 25 miles north of Norwich, it offers a practical and lively base for families, commuters, and those seeking a balanced rural-coastal lifestyle.



The town has a range of amenities including supermarkets, independent shops, cafés, a post office, pharmacy, and local schools, making daily life convenient. Briston is also home to several pubs and restaurants, providing social hubs for residents. Regular markets and community events at the town hall foster a welcoming and active local culture.



Briston is well-placed for outdoor pursuits, with surrounding farmland, quiet lanes and nearby Sheringham Park offering walking, cycling, and nature-spotting opportunities. The North Norfolk coastline, with sandy beaches and wildlife reserves at Cromer and Sheringham, is within easy reach for day trips and weekend adventures.

With its friendly community, practical amenities, and proximity to both countryside and coast, Briston provides a lifestyle that blends convenience, leisure, and rural charm, ideal for families, professionals, and anyone drawn to North Norfolk living.



## Note from Sowerbys



“A peaceful corner plot offering privacy, space and an excellent sense of light.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

B. Ref:- 5290-0579-0232-0325-3973.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///safest.pepper.splinters

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# SOWERBYS

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