



13 Hollow Tree Way, Briston

rightmove 

Independent Estate Agents

Pointens





13 Hollow Tree Way, Briston

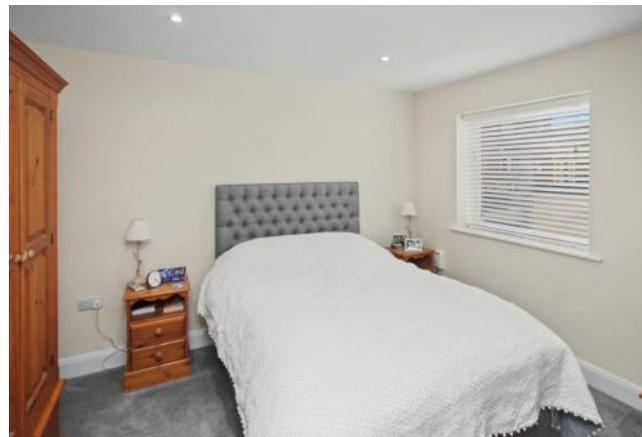
Norfolk NR24 2SA

Holt 5 miles, North Norfolk Coast 8 miles

Norwich 20 miles

An immaculately presented two bedroom detached bungalow pleasantly situated in a quiet private cul-de-sac, and all within easy flat walking distance of the extensive village amenities

GUIDE PRICE £329,950



THE PROPERTY

The property offered for sale is an immaculately presented detached bungalow pleasantly situated on a corner plot. Constructed by Norfolk builders Necton Management in 2023, the property still enjoys the remainder of a ten year NHBC guarantee and is within easy walking distance of the extensive village amenities. The accommodation comprises: Entrance hall, sitting room, well fitted out kitchen, two double bedrooms and a shower room. The property also benefits from UPVC sealed unit windows and doors air source heat pump with individual room controls and solar roof panels. Outside, to the front of the property is a garden area. A shingle drive leads to a garage. To the rear there are two good sized garden areas.

LOCATION

Briston is a thriving village that has an extensive range of amenities including village shops, a bakery, butchers, garage, nursery and primary schools. It is also in the catchment area of the popular Reepham High School. Around four miles away is the market town of Holt. Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The north Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is about twenty miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations via Schipol.

DIRECTIONS

Leave Holt via the Norwich Road on the outskirts of the town. Turn right signposted to Hunworth Quarry. Proceed through Hunworth and at the next crossroads proceed straight over into Briston. Go past Graves The Butchers and turn left into Church Lane. Follow this road into Hall Street. Turn left into Old School Road and first right into Hollow Tree Way. The property will then be found on the left near the head of the cul-de-sac.

Accommodation

The accommodation comprises: -

Front door, leading to -

Entrance Hall

Coat pegs, door to:

Sitting Room (15'5 x 11'9)

Television point.

Kitchen (12' x 10'4)

Fitted with a good range of base units with wooden work surfaces over. Inset sink unit with mixer tap. Fitted electric oven, surface hob and extractor hood. Tiled splashbacks, range of matching wall units, automatic washing machine, dishwasher. Door to rear garden.

Bedroom One (11'9 x 9'9)

Television point.

Bedroom Two (10'7 x 9'5)

Television point, double doors to the rear garden.

Bathroom

Walk-in shower cubicle, wc. Pedestal washbasin, heated towel rail, fitted cupboard with hot water tank. Elric shaver point, fully tiled walls and floor.

Curtilage

To the front of the property is a lawned garden with patio paths. A gravel driveway leads to a detached brick and tile garage 16' 10 x 8'6 up/over door, electric power and light and personnel door to rear garden. There are two garden areas, the one behind the bungalow is laid to lawn with a patio and to the side is a further garden laid to lawn, All fully enclosed by wooden panelled fencing.

General information

Tenure: Freehold.

Services: Mains water, electricity and drainage. Heating and hot water via a air source heat pump and solar panels.

Council Tax Band: Tax band C.

Energy Performance Certificate: Band B.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313469.



IMPORTANT NOTICE

.Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

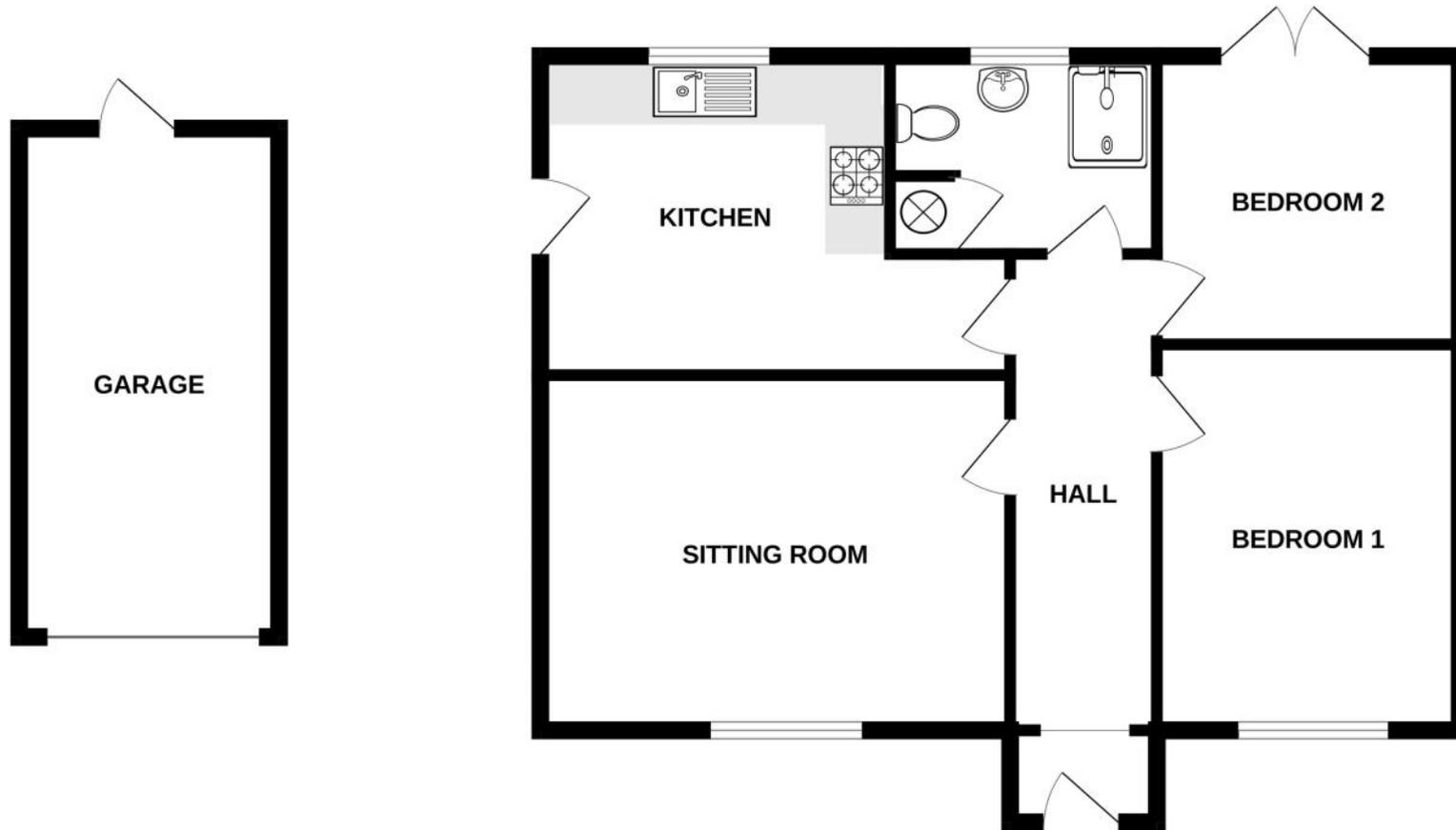
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor of Lessor.



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 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.
Made with Metropix ©2026



Independent Estate Agents

Pointens

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk