



9 Hastings Court, Briston

Melton Constable

Minors & Brady



# 9 Hastings Court

Briston, Melton Constable

Tucked away within a village setting, this well-presented detached bungalow offers comfortable and easy single-storey living. The accommodation includes two double bedrooms with built-in wardrobes, a light-filled fitted kitchen with tiled splashbacks, and a lounge finished with wood-effect flooring and doors opening out to the garden. A family bathroom completes the internal layout, while the spacious enclosed rear garden provides plenty of room for seating and everyday enjoyment. Externally, the property benefits from a gated gravel driveway with a covered carport and is situated within the North Norfolk village of Briston, close to local shops, cafés, public houses, a primary school, and a medical practice.

## Location

Hastings Court is located within the well-served village of Briston, offering a strong sense of community alongside everyday convenience. The village provides a range of local amenities, including shops, a primary school, a public house, and a village hall, with regular bus services connecting to surrounding areas. The nearby Georgian market town of Holt is just a short drive away and offers a wider selection of independent shops, cafés, and services, while the North Norfolk coast can also be reached with ease. The location is well placed for access to larger centres such as Fakenham and Norwich, making it a practical choice for both village life and commuting. The surrounding countryside offers pleasant walking routes and open views, adding to the appeal of the setting.



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Briston, Melton Constable

## Hastings Court, Biston

Stepping inside, the property opens into a welcoming entrance hall finished with vinyl flooring, providing access to all principal rooms and setting a neat, well-maintained first impression.

The kitchen sits toward the front of the home and is neatly fitted with a range of wall and base units, complemented by work surfaces and tiled splashbacks. The space is light-filled and practical, with an integrated oven, hob, and extractor, along with space for a washing machine and fridge freezer. A double-glazed window faces the front aspect, and vinyl flooring continues underfoot, creating a clean and easy-to-maintain finish.

The lounge offers a comfortable and well-proportioned living space, enhanced by wood-effect flooring and excellent natural light. Double-glazed double doors open directly out to the rear garden, creating an easy connection between indoor and outdoor living and allowing the room to feel bright and inviting throughout the day.

Both bedrooms are generous doubles positioned toward the rear, each finished with wood-effect flooring and built-in wardrobes that provide excellent storage while keeping the rooms uncluttered. Bedroom one benefits from double-glazed double doors opening onto the garden, offering a pleasant outlook and direct access outside, while bedroom two features a double-glazed window to the front aspect.



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The family bathroom is well-appointed and includes a panelled bath with shower and screen, WC, and hand-wash basin, along with a shaver point. A double-glazed window faces the rear aspect, and the room also houses a linen cupboard and loft access. Vinyl flooring completes the space, maintaining continuity with the rest of the home.

To the rear, the enclosed garden is a spacious outdoor area, mainly laid to lawn and bordered by panel fencing. There is ample room for seating, planting, or entertaining, with gated side access and a useful storage shed adding further practicality. The overall space feels generous and well-suited to everyday use.

Approached via a gated gravel driveway, the bungalow benefits from off-road parking and a covered carport. Set within a quiet village position in Briston and close to local amenities, the property offers well-presented accommodation with a practical layout and strong appeal for a range of buyers.

## Agents notes

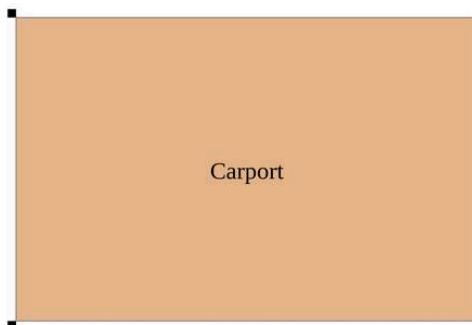
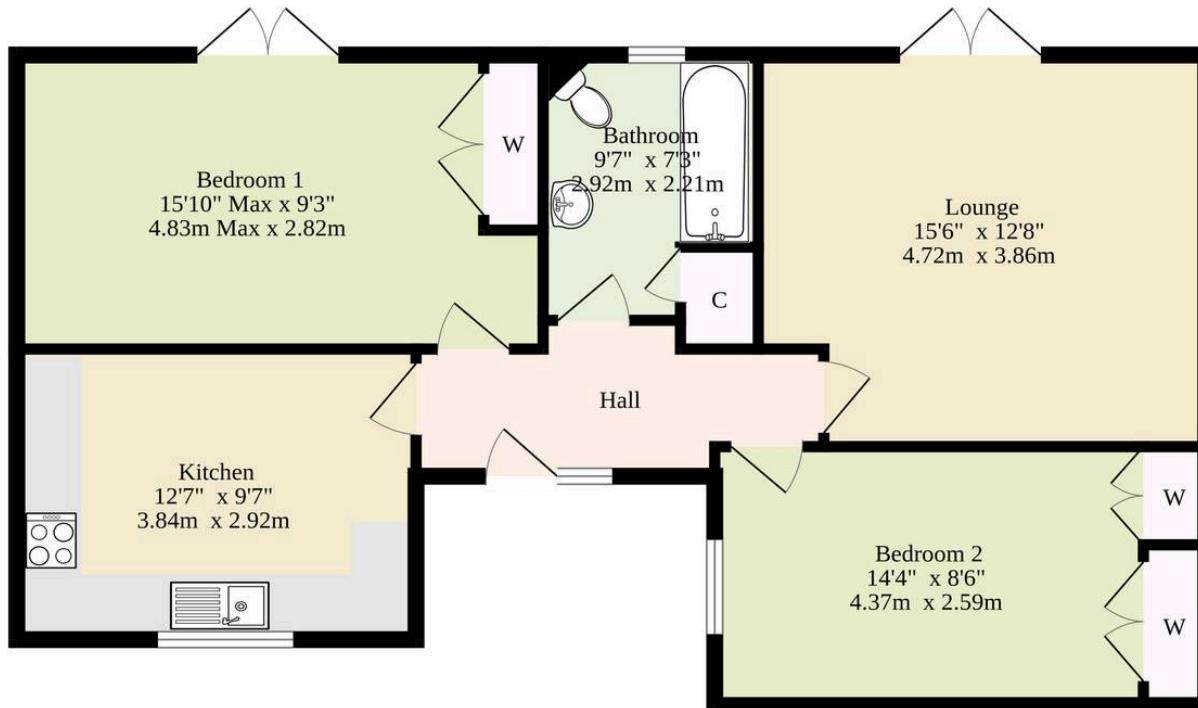
Sold freehold, connected to mains services, water, electricity and drainage.

Oil-fired Central Heating

Council Tax Band- B



**Ground Floor**  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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.  
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## Minors & Brady

*Your home, our market*



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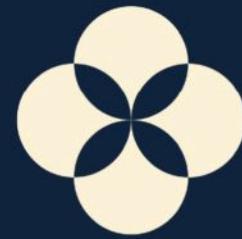


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