



16 Griston Road, Watton

Thetford



Minors & Brady

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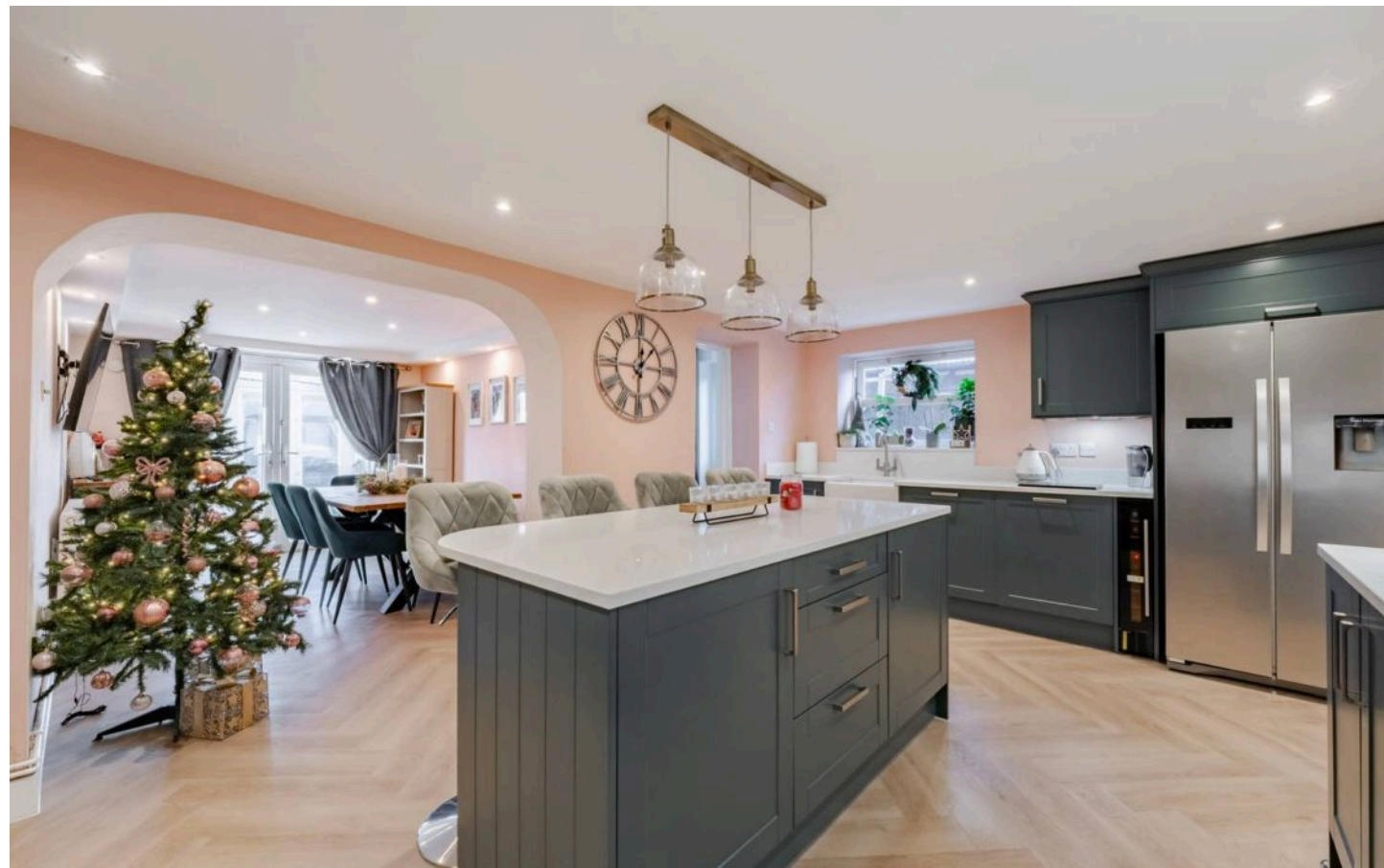
Watton, Thetford

Set within a non estate position and refurbished to an excellent standard, this beautifully presented four-bedroom semi-detached cottage offers a confident sense of space, quality and comfort throughout. The accommodation has been carefully reworked to feel both welcoming and refined, with generous living areas, a principal bedroom with en suite and a layout that supports modern family life with ease. Outside, ample off-road parking and a private rear garden that is not overlooked add to the overall appeal, while the property is well positioned within the market town of Watton, offering straightforward access to supermarkets, independent shops, cafés, schools and healthcare services.

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Location

Griston Road is well positioned within the market town of Watton, offering straightforward access to a wide range of everyday amenities including supermarkets, independent shops, cafés, schools and healthcare services. The town benefits from regular bus links and convenient road connections to Attleborough, Thetford and Norwich, making it practical for both commuting and wider travel across Norfolk. Watton also offers leisure facilities including a sports centre, local parks and nearby golf courses, supporting an





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Internal accommodation briefly comprises: a deceptively spacious and beautifully presented four bedroom semi detached cottage, positioned in a non estate setting and refurbished throughout to a high standard, creating a home that feels polished, comfortable and ready for immediate occupation.

The ground floor opens into a generous lounge where a wood burning stove forms a clear focal point, giving the room a warm and inviting feel that works equally well for everyday living or hosting. From here, the layout flows into a striking open plan kitchen and dining space, centred around a well designed island that provides both preparation space and a natural gathering point. Fitted cabinetry and integrated appliances are arranged with everyday practicality in mind, while wide openings lead directly into the conservatory. This space enjoys pleasant views over the rear garden and allows natural light to move freely through the ground floor, strengthening the connection between inside and out. A separate utility room sits just off the kitchen, offering additional storage and laundry space, alongside a ground floor WC for added convenience.

Upstairs, the first floor provides four well proportioned bedrooms, all presented in a consistent and tasteful style, allowing flexibility for family use, guests or home working. The principal bedroom benefits from its own en suite shower room, finished with modern fittings, while the remaining bedrooms are served by a recently fitted family bathroom completed to a high standard.

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Outside, the property continues to deliver with ample off road parking to the front via a private driveway. This leads through to the fully enclosed rear garden, which offers a good degree of privacy and is not overlooked. The garden is laid out with a combination of lawn and paved seating areas, complemented by a pathway leading to a pergola style seating space. A garden shed provides useful external storage, making the space both practical and enjoyable for day to day use.

The property sits within easy reach of the amenities of Watton, which include supermarkets, a post office, doctors surgery, chemist and infant, junior and secondary schools. The town also offers a weekly market, a well equipped sports centre with fitness facilities and courts, and nearby Richmond Park Golf Club with its 18 hole course and practice facilities, making this a well connected yet private setting for modern family living.

Agents notes

Sold freehold, connected to all main services

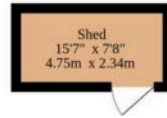
Gas Central Heating

Council Tax Band- C



Ground Floor
887 sq.ft. (82.4 sq.m.) approx.

1st Floor
557 sq.ft. (51.7 sq.m.) approx.



Sqft Includes Shed

TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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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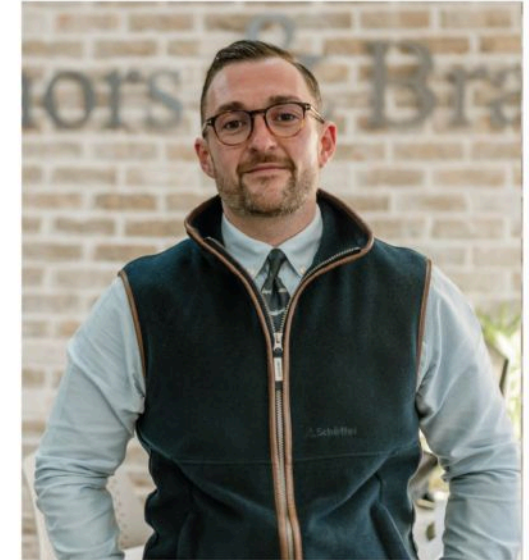
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