

2 Airfield Way  
Griston  
Thetford  
IP25 6ZR



# 2 Airfield Way

## Guide Price £470,000

### The stylish bungalow with far reaching views...

Entering this immaculate and very well specified three double bedroom bungalow, brings you into the entrance hall, which in turn leads to the master bedroom and the living area. The master is a good sized room with a window overlooking the front and benefits from a stylish ensuite shower room, with rainfall shower, vanity basin and wc.

The kitchen is fitted with stunning shaker style cabinets with plenty of base and eye level units, marble worktops & breakfast bar, Hide & Slide bins, many integrated appliances; dishwasher, induction hob with extractor, oven, steamer oven, microwave and an integrated fridge/freezer. The dining and living areas are very flexible, bright spaces, with a huge gable window and Bi-fold doors leading out to the private enclosed rear garden.

A lobby to the side of the kitchen leads to the utility room which is fitted with matching cabinets and worktops, a sink and space for a washing machine & dryer, along with a door leading out to the rear.

Bedroom two is a great sized double overlooking the rear garden, whilst bedroom three overlooks the front of the property. The family bathroom features a high quality 3 piece suite comprising of bath with shower over, vanity basin, WC and a heated towel rail.

Outside the private gardens to rear are enclosed by panel fencing, with porcelain patio area to rear and sides. Double side access. The driveway is enclosed by metal estate fencing with pedestrian & vehicle gates and provides off-road parking for several cars. The single garage has an electric roller door, pedestrian door, power and light.

This detached home is situated in the sought after Breckland village of Griston, just a couple of miles South of the popular market town of Watton, boasting many local shops, restaurants and schools along with easy access to surrounding towns such as Attleborough and Thetford along with the city of Norwich. Griston itself offers a church, local pub and a peaceful village setting.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Local Authority

Council Tax Band New Build

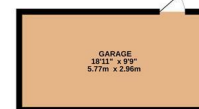
EPC Rating



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GROUND FLOOR  
 1052 sq ft (97.6 sq m) approx.



GARAGE  
 184 sq ft (17.1 sq m) approx.

TOTAL FLOOR AREA: 1235 sq ft (114.7 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the property information, measurements of floor, wall, roof and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to be given regarding their operation or performance.

Issue with version 1/2022