



Griston Road, Watton, Thetford, IP25 6DL

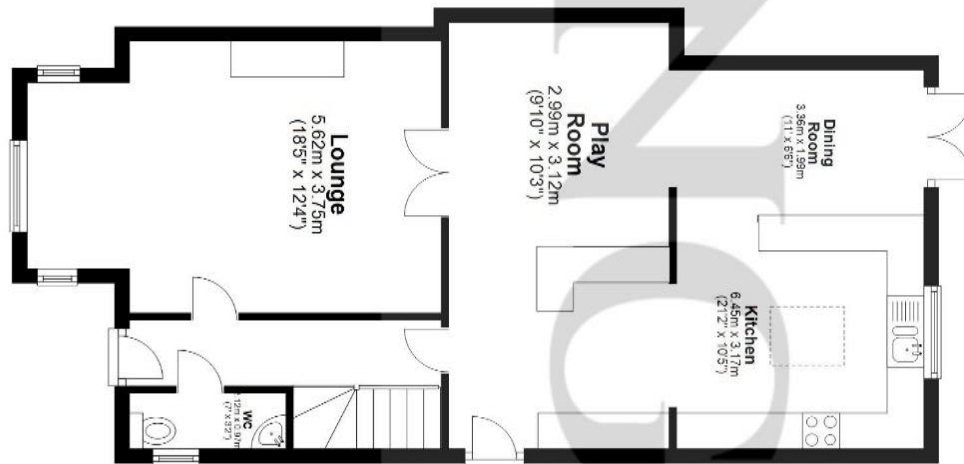
VENDORS HAVE FOUND!

An extremely well presented three bedroom detached house situated within the popular town of Watton. The property has been extended to create an amazing family orientated ground floor space with the benefit of an en-suite shower room, gas central heating and UPVC double glazing.

Price £325,000 Freehold

Ground Floor

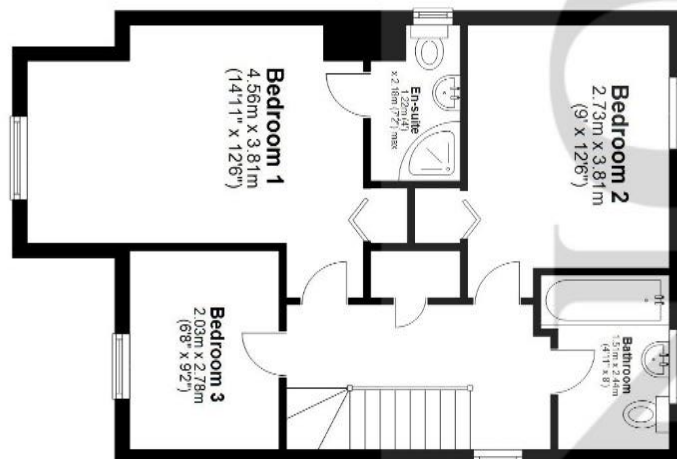
Approx. 80.7 sq. metres (868.4 sq. feet)



Total area: approx. 129.9 sq. metres (1398.6 sq. feet)

First Floor

Approx. 49.3 sq. metres (530.2 sq. feet)





En-suite Shower Room

Corner shower cubicle with polyvinyl shower panelling, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, towel radiator, extractor fan.

Bedroom Two

9'0" (2.74m) Max x 12'6" (3.81m) Max

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

6'8" (2.03m) x 9'2" (2.79m)

UPVC double glazed window to front aspect, radiator.

Bathroom

Suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, tiled floor, towel radiator, obscure glass UPVC double glazed window to rear aspect, extractor fan.

Outside Front

The front garden is laid to lawn with a path to the front door, shrubs and ornamental trees to beds, shingle path to access to rear garden, hedge to

border, outside lighting, driveway giving access to en-bloc garage.

En-bloc Garage

17'8" (5.38m) x 9'10" (3m)

Main up and over door to front aspect, power and light.

Rear Garden

Fully enclosed rear garden, laid to lawn, two paved patio seating areas, further gravel seating area, wooden garden shed, raised flower beds with shrubs and plants, outside lighting.

Agent's Notes

EPC rating 75C (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Extended Detached House
- Three Bedrooms
- Contemporary Ground Floor Family Space
- Lounge + Playroom
- Kitchen/Dining Room
- En-suite Shower Room
- Gardens
- En-Bloc Garage + Parking
- Gas Central Heating
- UPVC Double Glazing

VENDORS HAVE FOUND!

Situated in the popular town of Watton Longsons are delighted to bring to the market this extremely well presented three bedroom house. This superb property has been extended to the rear to create an amazing contemporary family orientated ground floor space with the benefit of an en-suite shower room, gardens, garage, parking, gas central heating and UPVC double glazing.

WATTON

Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns

and not forgetting the cathedral city of Norwich.

Entrance Hall

UPVC double glazed entrance door to front aspect, stairs to first floor, under stairs storage cupboard, radiator.

Cloakroom

WC, wash basin, tiled splashback, radiator, obscure glass UPVC double glazed window to side aspect.

Lounge

18'5" (5.61m) x 12'4" (3.76m)

Feature open fireplace, UPVC double glazed windows to front and side aspects, decorative coving, radiator, glazed double doors leading into play room.

Play Room

9'10" (3m) x 10'3" (3.12m)

Decorative coving, wood effect flooring, radiator, opening to dining area and opening to kitchen.

Dining Area

11'0" (3.35m) x 6'6" (1.98m)

Velux roof window, UPVC double glazed French doors to rear garden, wood effect flooring, modern vertical radiator.

Kitchen

21'2" (6.45m) x 10'5" (3.18m)

Modern fitted kitchen units to wall and base, wooden work surface over, composite one and half bowl sink unit with mixer tap and drainer, integral double Belling oven, integral electric hob with extractor hood over, integral dishwasher, space and plumbing for washing machine, space for tumble dryer, integral fridge/freezer, tall larder cupboards, Velux roof window, UPVC double glazed window to rear aspect, radiator, UPVC double glazed door to side aspect, wood effect flooring.

Stairs and Landing

UPVC double glazed window to side aspect, airing cupboard housing hot water cylinder, radiator, access to loft.

Bedroom One

14'11" (4.55m) Max x 12'6" (3.81m) Max

Decorative wall panelling, built in wardrobe, UPVC double glazed window to front aspect, radiator, door to en-suite shower room.

