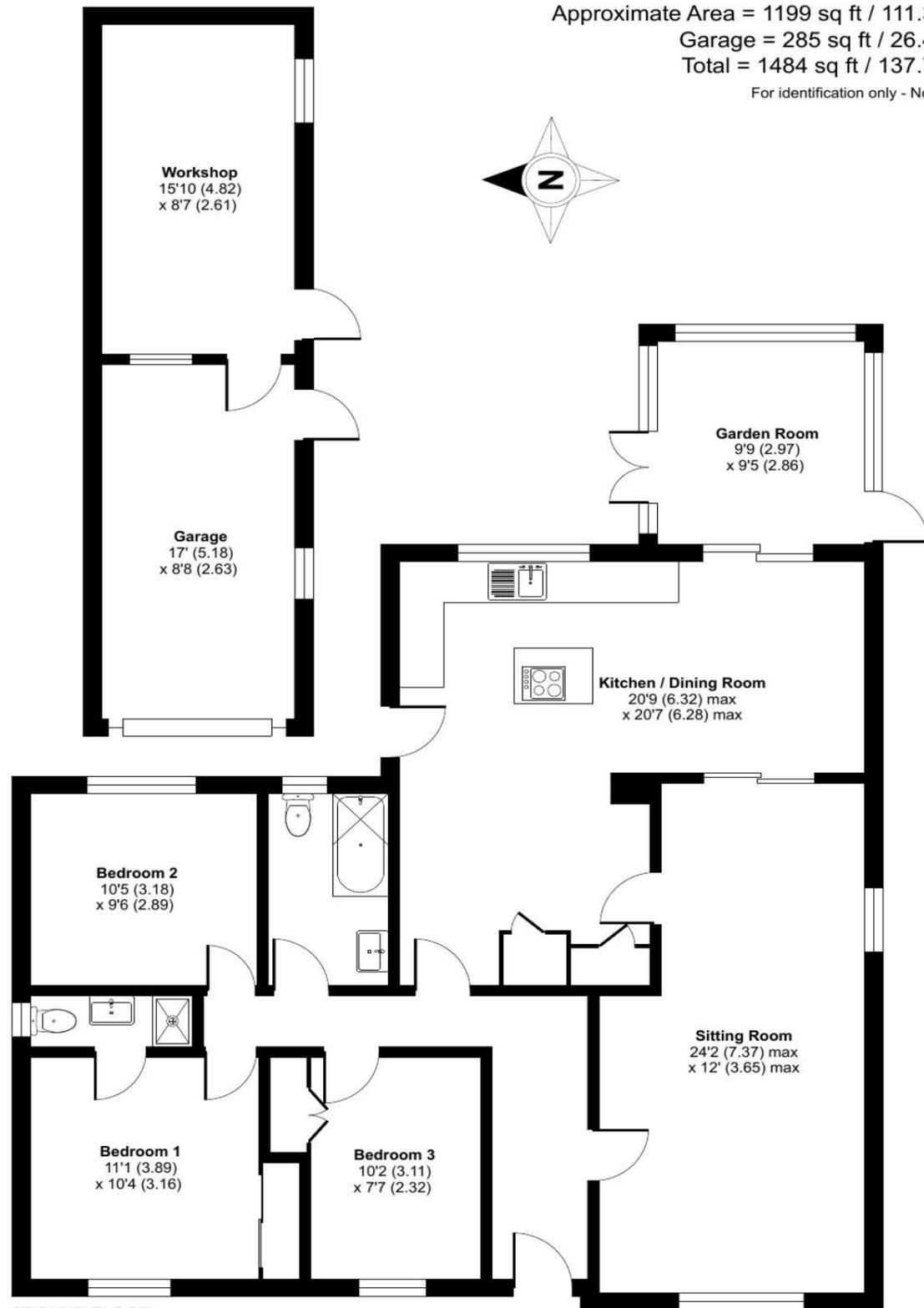


Longmeadow Close, Griston, Thetford, IP25

Approximate Area = 1199 sq ft / 111.3 sq m
Garage = 285 sq ft / 26.4 sq m
Total = 1484 sq ft / 137.7 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1301702



Longmeadow Close, Griston, Thetford, IP25 6PZ

Well presented, three bedroom detached bungalow situated in the popular village of Griston. The property offers modern kitchen/dining room, garden room, en-suite, garage and workshop, established gardens, parking, UPVC double glazing and oil central heating.

Viewing highly recommended.

Price £350,000 Freehold



double glazed window to side, radiator, extractor fan.

Bedroom Two
10'5" (3.18m) x 9'5" (2.87m)

Fitted wardrobes and dressing table, UPVC double glazed window to rear, radiator.

Bedroom Three
11'1" (3.38m) x 10'4" (3.15m)

Curtained built-in wardrobe, UPVC double glazed window to front, radiator.

Bathroom

Bath with shower over and shower screen, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

Garage

17'0" (5.18m) x 8'8" (2.64m)

Electric motorised door to front, window to side, power and lights, door leading to workshop, door leading to garden.

Workshop

15'10" (4.83m) x 8'7" (2.62m)

Window to side.

Outside Front

The front garden is laid to lawn with path to the front door, shrubs to beds, outside lighting, driveway giving access to garage.

Rear Garden

Fully enclosed rear garden, laid to lawn, pond, paved patio seating areas, wooden garden shed, summer house, greenhouse, flower beds with shrubs and plants, outside lighting.

Agent's Notes

EPC rating F35 (Full copy available on request)

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

- Three Bedroom Detached Bungalow
- Village Location
- Modern Kitchen/Dining Room
- Energy Efficiency Rating F35
- En-Suite and Family Bathroom
- Garage and Workshop
- Off-Road Parking
- Oil Central Heating and UPVC Double Glazing

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.

Situated in the popular village of Griston, Longsons are delighted to bring to the market this three bedroom detached bungalow. The property has much to offer which includes modern kitchen/dining room, garden room, en-suite to bedroom one, additional family bathroom, garage and workshop, garden with summer house, oil central heating and UPVC double glazing.

Viewing highly recommended.

Briefly the property offers entrance hall, sitting room, kitchen/dining room, garden room, three bedrooms with en-suite to bedroom one, family bathroom, parking, garage, workshop, gardens, oil central heating and UPVC double glazing.

GRISTON

The small village of Griston has public house and restaurant The Wagon & Horses, village church and is close to the renowned Pingo Walks, Ice Age mounds filled with water. The local Primary School would be Caston. Attleborough is 9 miles; Thetford 13 miles; Norwich 27 miles (all with train stations) and Watton is 3 mile.

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, 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, radiator.

Sitting Room

24'2" (7.37m) Max x 12'0" (3.66m) Max

Wall mounted feature electric fireplace, UPVC double glazed window to front and side, two radiators, UPVC double glazed sliding door leading to kitchen/dining room.

Kitchen/Dining Room
20'9" (6.32m) Max x 20'7" (6.27m) Max

Modern fitted kitchen units to walls and floor, worksurface over, kitchen island, composite one and half bowl sink unit with mixer tap and drainer, integrated double oven, integrated electric hob with extractor hood over, space and plumbing for dishwasher, and washing machine, UPVC double glazed window to side and rear, cupboard housing boiler, cupboard house hot water cylinder, storage cupboard, radiator, UPVC double glazed sliding door leading to garden room.

Garden Room

9'9" (2.97m) x 9'5" (2.87m)

Brick and UPVC double glazed garden room with polycarbonate roof, radiator allowing all year usage.

Bedroom One

11'1" (3.38m) x 10'4" (3.15m)

Built-in wardrobes, UPVC double glazed window to front, radiator, door leading to en-suite.

En-suite

Shower cubicle, hand wash basin, WC, fully tiled walls, obscure glass UPVC

