



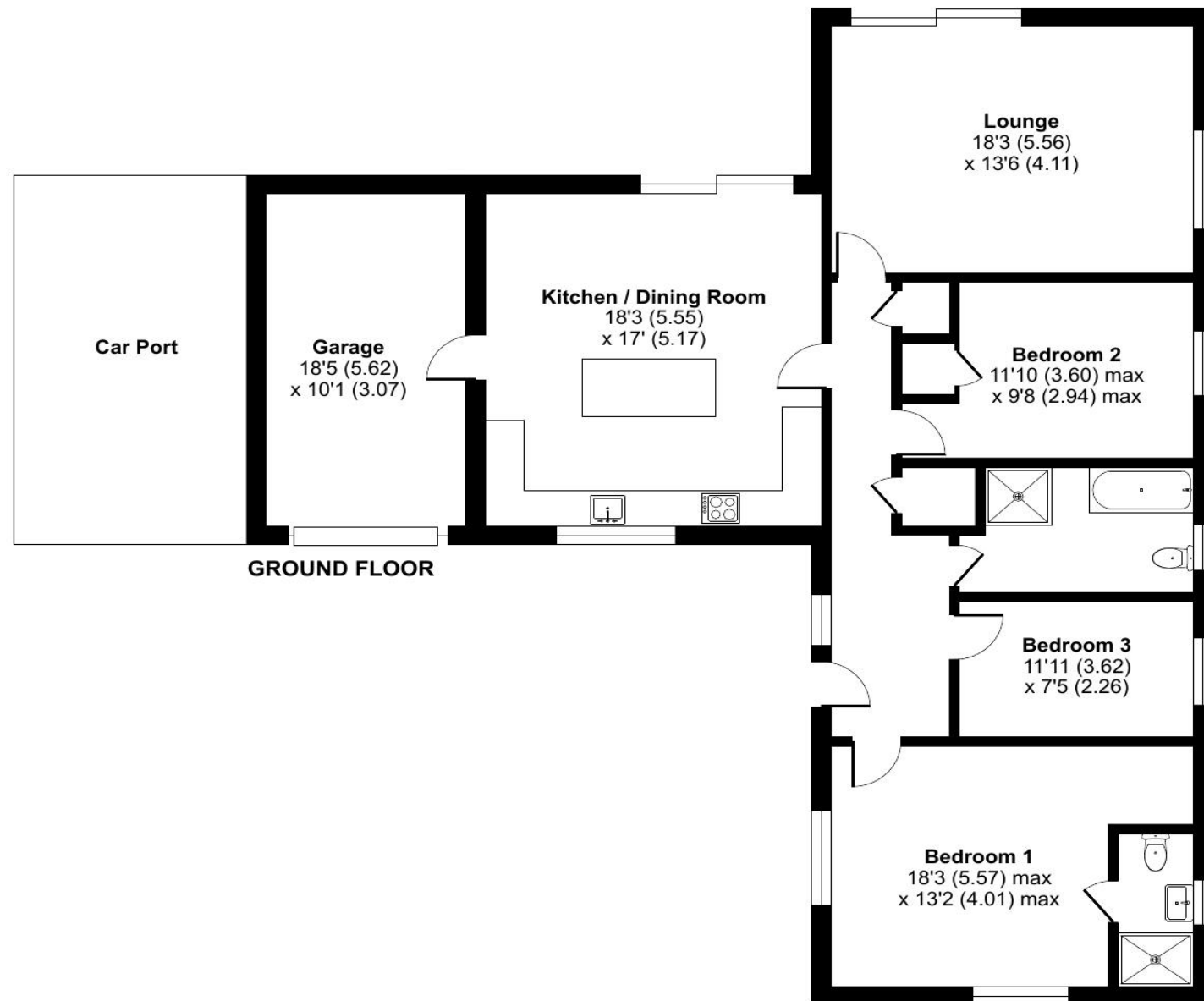
## Griston Road, Watton, Thetford, IP25

Approximate Area = 1277 sq ft / 118.6 sq m

Garage = 183 sq ft / 17 sq m

Total = 1460 sq ft / 135.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1381277



18 High Street Watton Thetford Norfolk IP25 6AE  
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### Griston Road, Watton, Thetford, IP25 6DL

Superb, very well presented detached bungalow built in 2022 in the market town of Watton. The property offers three double bedrooms, en-suite, open plan kitchen/dining family room, countryside views, carport, garage, underfloor heating and UPVC double glazing.

Viewing highly recommended!

**Price £515,000 Freehold**

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#### En-Suite Shower Room

Double shower cubicle, partly tiled walls, hand wash basin fitted within cabinet, WC, towel radiator, UPVC double glazed window to rear.

#### Bedroom Two

**11'10" (3.61m) x 9'8" (2.95m)**

Built-in wardrobe, UPVC double glazed window to rear.

#### Bedroom Three

**11'11" (3.63m) x 7'5" (2.26m)**

UPVC double glazed window to rear.

#### Bathroom

Panelled bath, double shower cubicle, partly tiled walls, hand wash basin, WC, towel radiator, obscured glass UPVC double glazed window to rear.

#### Garage

Electric, remote control roller door to front, personnel door leading to kitchen/dining room.

#### Outside Front

Large gravelled driveway providing ample off-road parking and access to the garage and carport, area laid to lawn, shrubs to borders, hedge and wooded fence to perimeter, gated access to rear garden.

#### Rear Garden

Wrap around rear garden with open countryside views mainly laid to lawn with paved patio, large wooden gazebo, wooden fence and hedge to perimeter, shrubs to borders, outside lights, outside tap, gated access to front.

#### Agent's Note

EPC rating B85 (Full copy available on request)

Council tax band E (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.

- Detached Three Year Old Bungalow
- Three Double Bedrooms
- Open Plan Kitchen/Dining/Family Room
- Energy Efficiency Rating B85
- Family Bathroom ad En-Suite Shower Room
- UPVC Double Glazing and Under Floor Heating
- Countryside Views
- Viewing Highly Recommended

Ideally situated with no passing traffic in the market town of Watton, Longsons are delighted to bring to the market this three bedroom detached bungalow with countryside views. The property is only three years old and offers three double bedrooms, en-suite shower room, open plan kitchen/dining family room with integrated appliances and patio doors leading to the rear garden, carport, garage, delightful gardens, ample off-road parking, underfloor heating supplied by an air source heat pump and UPVC double glazing.

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, kitchen/dining/family room, lounge, three double bedrooms, en-suite shower room to bedroom one, family bathroom, off-road parking, carport, garage, rear and front garden, underfloor heating supplied by air source heat pump and UPVC double glazing.

#### Watton

The well-served market town of Watton is in the district of Breckland, 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. 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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

#### Entrance Hall

Composite door to front, storage cupboard.

#### Lounge

**18'3" (5.56m) x 13'6" (4.11m)**

UPVC double glazed window to rear, UPVC double glazed patio doors leading to rear garden.

#### Kitchen/Dining/Family Room

**18'3" (5.56m) x 17'0" (5.18m)**

Range of fitted cabinets to walls and floor, composite work surface over with up-stands, one and a half bowl sink unit with mixer tap and drainer, island unit with seating, range of integrated appliances including dishwasher, washing machine, fridge/freezer, double oven, induction hob with extractor over, personnel door to garage, UPVC double glazed window to front, UPVC double glazed patio doors leading to rear garden.

#### Bedroom One

**18'3" (5.56m) Max x 13'2" (4.01m) Max**

UPVC double glazed window to front and side, door leading to en-suite.

