



**Church Road, Griston, Thetford, IP25 6QA**

**welcome to**

**Church Road, Griston, Thetford**

> > BRAND NEW HOME! Stunning three bedroom mid-terraced home situated in the village of Griston built by Norfolk Land Developments, known for exquisite family residences. Boasting contemporary living throughout with a modern touch! Contact us today to arrange your viewing!



## The Accommodation

External entrance door opening to:

### Entrance Hall

Stairs to first floor, radiator.

### Cloakroom

Fitted with a two piece suite comprising WC, wash hand basin with storage below, storage units, heated towel rail.

### Lounge / Diner

UPVC double glazed rear window, UPVC double glazed patio door to the rear garden, TV point, telephone point, radiator.

### Kitchen

Fitted with a matching range of base, wall and drawer unit, stainless steel sink unit and drainer, built in oven, electric hob with cooker hood over, built in fridge freezer, built in dishwasher, tiled splashbacks, ceiling spotlights, UPVC double glazed front window.

### First Floor Landing

Radiator, airing cupboard.

### Bedroom One

UPVC double glazed rear window, radiator.

### Bedroom Two

UPVC double glazed front window, radiator.

### Bedroom Three

UPVC double glazed front window, radiator.

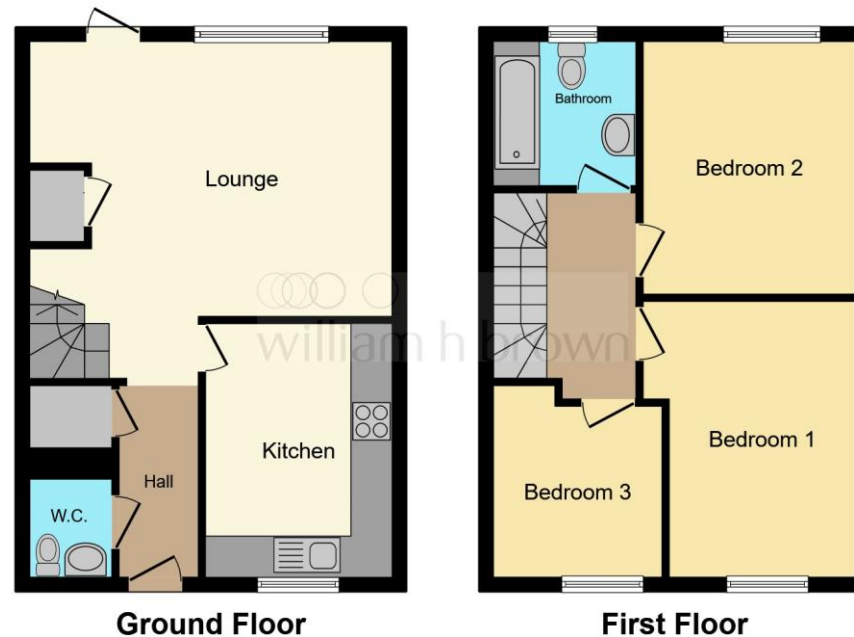
### Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin with storage below, shaving point, tiling, heated towel rail, UPVC double glazed rear window.

## Location

Griston is Breckland village just a couple of miles south of the busy market town of Watton and within easy access to the larger market towns of Attleborough and Thetford on the newly dualled A11 which in turn gives opportunities for commuting to Cambridge and Stansted Airport in about an hour or so.

The village still enjoys the benefits of a popular pub/restaurant, The Wagon & Horses and there are some local business employment opportunities. There are primary schools in the nearby villages of Caston and Thompson and secondary schooling in Watton.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**welcome to**

## **Church Road, Griston Thetford**

- New Build Home
- Mid-Terraced Family Home
- Three Bedrooms
- Air-Source Central Heating
- Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: Exempt

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR143929 - 0003

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