

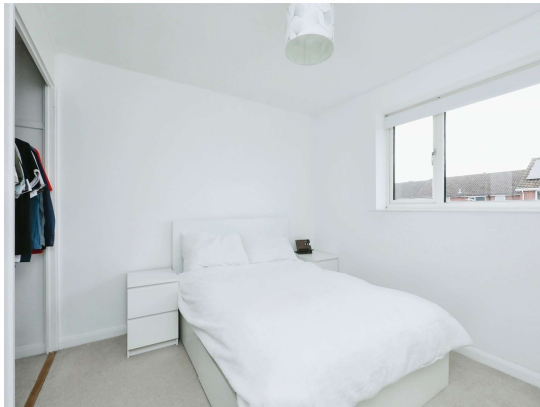


Manor Road, Griston THETFORD IP25 6RW

welcome to

Manor Road, Griston THETFORD

>> GARAGE! A spacious four bedroom semi-detached house, presented in excellent order throughout. Boasting four double bedrooms, large plot, driveway, en-bloc garage, modern fitted kitchen, utility room, playroom/study, lounge and more!



The Accommodation

UPVC external entrance door opening to:

Entrance Porch

UPVC construction, laminate flooring, internal door opening to:

Entrance Hall

Laminate flooring, radiator, storage cupboard, staircase rising to first floor accommodation.

Ground Floor Cloakroom

Suite comprising low level w.c, hand wash basin, laminate flooring.

Lounge

19' 7" x 11' 4" (5.97m x 3.45m)
Laminate flooring, radiator, fireplace, UPVC double glazed windows to front and rear aspects.

Study / Playroom

10' 9" x 9' 10" (3.28m x 3.00m)
Laminate flooring, radiator, UPVC double glazed window to front aspect.

Kitchen

10' 9" x 9' 4" (3.28m x 2.84m)
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset one and a half bowl sink and drainer, integrated dishwasher, integrated fridge/freezer, double oven, hob with extractor over, UPVC double glazed window to rear aspect, laminate flooring.

Utility Room

12' 6" x 5' 8" (3.81m x 1.73m)
A range of wall and floor mounted fitted kitchen units, space for appliances, laminate flooring, wine cooler, UPVC double glazed window to side aspect, external entrance door to side aspect.

Landing

Carpet flooring, doors opening to all of first floor accommodation.

Bedroom 1

10' 9" x 9' 8" (3.28m x 2.95m)
Carpet flooring, UPVC double glazed window to rear aspect.

Bedroom 2

11' 6" x 9' 6" (3.51m x 2.90m)
Carpet flooring, built in wardrobes, UPVC double glazed window to rear aspect.

Bedroom 3

11' 6" x 9' 11" (3.51m x 3.02m)
Carpet flooring, UPVC double glazed window to front aspect.

Bedroom 4

10' 11" x 7' 7" (3.33m x 2.31m)
Carpet flooring, built-in wardrobes, UPVC double glazed window to front aspect.

Family Bathroom

Suite comprising low level w.c, panel bath with shower fixture over, hand wash basin, radiator, UPVC double glazed obscured window to rear aspect.

Location

Griston is a peaceful village and civil parish in the Wayland area of the Breckland district. Just a few miles south of the busy market town of Watton and is also within easy driving distance to the town of Attleborough. Within the village there are some fantastic walks, a beautiful church, The Waggon and Horses pub, and within a short driving distance to the local schools.



Ground Floor



First Floor

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



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welcome to

Manor Road, Griston THETFORD

- Four bedroom semi-detached house
- Recently renovated throughout
- En-bloc garage
- Driveway
- Oil-fired central heating & UPVC double glazed windows

Tenure: Freehold EPC Rating: A

£350,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WAT108257 - 0002

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