



**Church Road, Griston THETFORD IP25 6PY**



**welcome to**

**Church Road, Griston THETFORD**

> > LARGE GARDENS! A five bedroom detached house, located within the village of Griston. Boasting five double bedrooms, master en-suite, family bathroom, kitchen/diner, lounge, dining room, utility rooms, conservatory, generous front and rear gardens and plenty of driveway parking!



## The Accommodation

UPVC external entrance door opening to:

### Entrance Porch

Of UPVC construction, laminate flooring.

### Entrance Hall

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

### Boot Room

8' 2" x 7' 3" ( 2.49m x 2.21m )

Laminate flooring, UPVC double glazed window to front aspect.

### Lounge

10' 10" x 9' 8" ( 3.30m x 2.95m )

Laminate flooring, log burner, open plan into:

### Kitchen / Diner Kitchen

19' 4" max x 14' 4" ( 5.89m max x 4.37m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, space for range cooker with extractor over, central island with inset sink and drainer and storage under, laminate flooring, tiled splashbacks, space for fridge/freezer.

### Diner

25' 8" max x 8' 8" ( 7.82m max x 2.64m )

Laminate flooring, UPVC double glazed windows to rear aspect, patio-style doors opening to conservatory.

### Dining Room

19' 3" x 8' 11" ( 5.87m x 2.72m )

Laminate flooring, radiator, UPVC double glazed window to front aspect.

### Conservatory

15' 9" x 9' 6" ( 4.80m x 2.90m )

Of UPVC construction, laminate flooring.

### Utility Room

9' 5" x 7' ( 2.87m x 2.13m )

Floor and wall mounted fitted units with work surfaces over, washing machine, tumble drier,

external entrance door to rear aspect, UPVC double glazed window to rear aspect, tiled flooring.

### Bedroom 5

9' x 8' 2" ( 2.74m x 2.49m )

Laminate flooring, built-in wardrobes, UPVC double glazed windows to side aspect.

### Ground Floor Shower Room

Fully tiled suite comprising low level w.c, hand wash basin, shower cubicle, heated towel rail, tiled flooring.

### First Floor Landing

Carpet flooring, airing cupboard, UPVC double glazed window to rear aspect.

### Bedroom 1

19' 5" x 11' 11" ( 5.92m x 3.63m )

Carpet flooring, radiator, UPVC double glazed window to rear aspect, door opening to:

### En-Suite Shower Room

Tiled suite comprising low level w.c, hand wash basin, double shower, heated towel rail, tiled flooring, UPVC double glazed obscured window to rear aspect.



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

### Bedroom 2

15' 5" + wardrobe x 8' 4" ( 4.70m + wardrobe x 2.54m )  
Built-in wardrobe, carpet flooring, radiator, dual aspect UPVC double glazed windows to front and rear.

### Bedroom 3

14' 5" x 8' 10" ( 4.39m x 2.69m )

Built-in wardrobe, carpet flooring, radiator, UPVC double glazed window to front aspect.

### Bedroom 4

9' 5" x 8' 4" ( 2.87m x 2.54m )

Carpet flooring, radiator, UPVC double glazed window to front aspect.

### Family Bathroom

Tiled suite comprising low level w.c, hand wash basin, panel bath with shower fixture over, vinyl flooring, heated towel rail, UPVC double glazed obscured window to side aspect.

### Outside

The property benefits from an extremely large plot, with the front of the property comprising of a large driveway providing parking for several vehicles, and an area laid to lawn, which is decorated with a variety of mature shrubs.

To the rear, a large 150ft approx. (STMS) garden is also mainly laid to lawn, and is decorated with a variety of mature shrubs and hosts space for outbuildings. The garden also hosts a patio and is perfect for entertaining family and guests in the summer months.

### 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.



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welcome to

## Church Road, Griston THETFORD

- Five bedroom detached house
- Driveway parking for several vehicles
- Large front and rear gardens
- Master en-suite
- Downstairs shower room

Tenure: Freehold EPC Rating: B

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108203 - 0005

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