

# **Blenheim Crescent, Griston Thetford IP25 6RN**



## welcome to

# **Blenheim Crescent, Griston Thetford**

> > FAMILY HOME! This four/five bedroom mid-terraced home is situated in the popular village of Griston offering four/five double bedrooms, cloakroom, conservatory and a large front and an enclosed rear garden. CALL TODAY TO ARRANGE YOUR VIEWING!

#### **Entrance Hall**

Front entrance door, staircase to first floor landing, three storage cupboards, UPVC double glazed front window.

#### Cloakroom

Fitted with a two piece suite comprising of WC, wash hand basin, UPVC double glazed rear window.

#### Lounge

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

#### Kitchen

10' 9" x 9' 5" ( 3.28m x 2.87m ) Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, space for free standing oven with cooker hood over, space and plumbing for washing machine and slimline dishwasher, tiled splashbacks, UPVC double glazed rear window.

#### **Rear Lobby**

Storage cupboard, door to conservatory, door to rear garden.

**Conservatory** UPVC double glazed rear windows, glass roof.

#### Dining Room / Bedroom Five

10' 9" x 9' 1" ( 3.28m x 2.77m ) UPVC double glazed front window, door to kitchen, radiator.

**First Floor Landing** Airing cupboard, storage cupboard, doors to:

#### **Bedroom One**

11' 6" x 10' 2" (  $3.51m\ x\ 3.10m$  ) UPVC double front window, radiator

#### **Bedroom Two**

10' 11" x 9' 8" ( 3.33m x 2.95m ) UPVC double glazed rear window, built in double wardrobes, radiator.

### **Bedroom Three**

10' 11" x 7' 8" (3.33m x 2.34m) UPVC double glazed rear window, built in double wardrobes, radiator.

#### **Bedroom Four**

9' 6" x 9' 5" ( 2.90m x 2.87m ) UPVC double glazed front window, radiator.

#### **Shower Room**

Fitted with a three piece suite comprising, shower cubicle, WC. wash hand basin with cupboard below, tiling, shaving point, towel radiator, UPVC double glazed rear window.

#### Outside

To the front of the property there is a large lawned garden with a pathway to the front door enclosed by fencing. To the rear of the property there is an enclosed by fencing rear garden, built in shed, mature flower beds and a rear access gate.

#### 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.







## welcome to

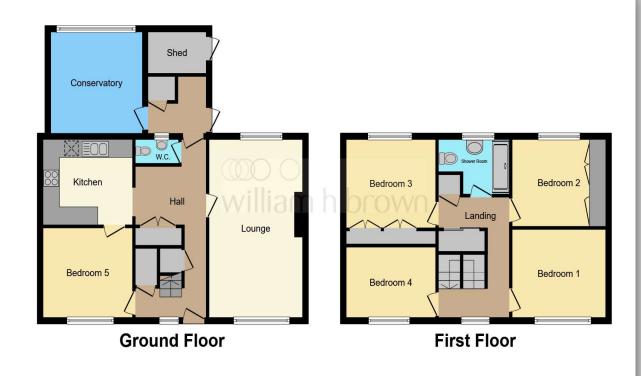
# **Blenheim Crescent, Griston Thetford**

- Mid-Terraced House
- Four/Five Bedrooms
- Conservatory
- Large Front Garden
- En-Bloc Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000



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

## view this property online williamhbrown.co.uk/Property/WAT108361



Property Ref:

WAT108361 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. william h brown





Watton@williamhbrown.co.uk

9 High Street, Watton, THETFORD, Norfolk, IP25 6AB



williamhbrown.co.uk