



Britannia Road, Griston THETFORD IP25 6FU

welcome to

Britannia Road, Griston THETFORD

>> GARAGE - An immaculately presented four bedroom detached family home, located within easy reach of amenities and facilities. Accommodation boasts ground floor w.c, en suite to master and modern fitted kitchen/diner. This is complemented by a family sized enclosed garden, driveway and garage.



The Accommodation:

Entrance Hall

Main external entrance door opening to front aspect, laminate wood effect flooring, radiator, under stair storage cupboard, carpeted stairs rising to first floor landing and doors opening to all ground floor rooms.

Lounge

16' 8" x 10' 9" (5.08m x 3.28m)

Carpet flooring, radiator, TV point, electrical sockets, UPVC double glazed window to front aspect.

Ground Floor Cloakroom

Low level w.c, hand wash basin, tiled splashbacks, radiator, UPVC double glazed window blurred window to side aspect.

Kitchen / Diner

With a comprehensive range of wall and floor mounted fitted kitchen units in white gloss finish with contrasting work surfaces over, fitted oven and hob with extractor fan over, stainless steel one and half bowl and drainer sink with mixer tap, large pantry style cupboard housing boiler and plumbing for washing machine, integrated dishwasher included, integrated fridge freezer included, wood effect laminate flooring, UPVC double glazed window and french style patio doors opening to rear gardens.

First Floor Landing

Carpet flooring, airing cupboard, loft hatch access and doors opening to all first floor rooms.

Master Bedroom

12' 9" x 9' 5" (3.89m x 2.87m)

Carpet flooring, radiator, TV point, UPVC double glazed window overlooking front aspect, door opening to:

En Suite

Suite comprising low level w.c, hand wash basin, double glazed shower unit with inset shower, tiled splashbacks and surrounds, tiled flooring.

Bedroom Two

9' 9" x 9' 5" (2.97m x 2.87m)

Carpet flooring, radiator, UPVC double glazed window overlooking rear aspect.

Bedroom Three

8' 9" x 7' 3" (2.67m x 2.21m)

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

Bedroom Four

8' 6" x 6' 3" (2.59m x 1.91m)

Carpet flooring, radiator, UPVC double glazed window overlooking rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panel bath with mixer tap and shower over, tiled splashbacks and surrounds, radiator, UPVC double glazed window blurred window overlooking side aspect.

Outside

To the front of the property there is a small gravelled garden area with ornamental shrubs and pathway leading to the main entrance door. The driveway runs along the side of the property and leads to the single garage with up and over door.

The rear garden is mainly laid to lawn bordered by flowerbeds and shrubs and enclosed by timber fencing. A delightful patio and shingled area can be found towards the end of the garden providing the ideal space for outdoor dining and entertaining.

Location

The market town of Watton has a range of amenities including a supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green.

Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The picturesque Norfolk coast can also be reached in around an hour.



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

Britannia Road, Griston THETFORD

- Immaculately Presented Detached Home
- Four Light And Airy Bedrooms
- Master With En Suite And Separate Family Bathroom
- Open Plan Kitchen/Diner
- Ground Floor Cloakroom With W.C

Tenure: Freehold EPC Rating: B

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108441 - 0004

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