



**Manor Road, Griston Thetford IP25 6RW**

**welcome to**

## **Manor Road, Griston Thetford**

> > VILLAGE LOCATION! A three bedroom end-terraced family home, located within the wonderful village of Griston. Boasting allocated parking, fitted kitchen, cloakroom w.c, family bathroom, storage spaces and lounge to name a few features, as well as being in excellent order throughout.

### **The Accommodation**

Part glazed external entrance door opening to:

#### **Entrance Hall**

Laminate flooring, storage cupboard, understairs storage.

#### **Cloakroom**

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

#### **Lounge**

13' 5" x 11' 4" ( 4.09m x 3.45m )

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

#### **Kitchen**

12' 8" x 11' 3" ( 3.86m x 3.43m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset electric hob with extractor over, integrated dishwasher, electric oven, inset sink and drainer, tiled flooring, UPVC double glazed window to rear aspect.

#### **Utility Room**

6' 5" x 6' 4" ( 1.96m x 1.93m )

Radiator, plumbing for washing machine, space and vent for tumble drier, brick shed, external entrance door to side aspect.

#### **Landing**

Carpet flooring, airing cupboard, loft hatch.

#### **Bedroom 1**

11' 6" x 10' 11" ( 3.51m x 3.33m )

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to rear aspect.

#### **Bedroom 2**

13' 7" x 8' 8" ( 4.14m x 2.64m )

Carpet flooring, built-in wardrobes, radiator, UPVC double glazed window to front aspect.

#### **Bedroom 3**

10' 7" x 8' 9" ( 3.23m x 2.67m )

Laminate flooring, radiator, built-in wardrobe, UPVC double glazed window to front aspect.

#### **Family Bathroom**

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

#### **Outside**

To the front of the property, a garden mainly laid to lawn gives kerb appeal to the property, with the rear garden being fully enclosed and also mainly laid to lawn.

#### **Brick Shed**

6' 2" x 4' 9" ( 1.88m x 1.45m )

Power & Light.

#### **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.







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**welcome to**

**Manor Road, Griston Thetford**

- Three bedroom end-terraced home
- Village location
- NO ONWARD CHAIN
- Allocated parking
- Front and rear gardens

Tenure: Freehold EPC Rating: D

**£200,000**



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](http://www.focalagent.com)

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 **william h brown**



**01953 881951**



[Watton@williamhbrown.co.uk](mailto:Watton@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)