



Britannia Road, Griston Thetford IP25 6FU

welcome to

Britannia Road, Griston Thetford

> > NO ONWARD CHAIN!! A four bedroom detached family home, situated on a popular development in a quiet cul-de-sac location in Watton. Offering modern fitted kitchen, CCTV system, lounge, separate dining room, generous plot, detached garage and a driveway providing parking for several vehicles!



The Accommodation:

Composite external entrance door opening to:

Entrance Hall

Tiled flooring, radiator, staircase rising to first floor accommodation, under stairs storage.

Ground Floor Cloakroom

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

Lounge

16' 9" x 10' 2" (5.11m x 3.10m)

Carpet flooring, radiator, television utility panel, UPVC double glazed french doors opening to rear garden, UPVC double glazed window to front aspect.

Dining Room

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

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

Kitchen

15' 2" x 15' 1" (4.62m x 4.60m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, a range of integrated appliances including dishwasher, gas hob with extractor over, fridge/freezer, electric oven. One and a half bowl sink and drainer, central island with work surface and storage under, UPVC double glazed french doors opening to side aspect, UPVC double glazed windows to rear and side aspects.

Landing

Carpet flooring, radiator, loft hatch access with fitted ladder and fully boarded, UPVC double glazed window to rear aspect.

Bedroom 1

13' 1" plus wardrobe x 10' 1" (3.99m plus wardrobe x 3.07m)

Carpet flooring, radiator, fitted wardrobe, UPVC double glazed window to side aspect, UPVC double glazed window overlooking rear garden, door

opening to:

En-Suite Shower Room

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

Bedroom 2

14' 9" x 8' 7" (4.50m x 2.62m)

Carpet flooring, built in wardrobe, radiator, UPVC double glazed window to front and side aspects.

Bedroom 3

12' 3" x 9' 1" (3.73m x 2.77m)

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

Bedroom 4

7' 5" x 7' 1" (2.26m x 2.16m)

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

Family Bathroom

Fully tiled suite comprising low level w.c, hand wash basin, panel bath with power shower fitted over, heated towel rail, laminate flooring.

Outside

To the front of the property, a sweeping tarmac driveway provides parking for several vehicles and access to the detached garage. Being on the edge of the development, field views bring the countryside closer to home. To the rear, a large garden is mainly laid to lawn with a patio seating area with outside lighting power points located around the garden and a timber constructed summer house which is included in sale.

Location

Watton has a range of amenities including a post office, 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 City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.



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welcome to

Britannia Road, Griston Thetford

- ***Guide Price £365,000 - £375,000***
- No onward chain!
- Modern four bedroom detached house
- Master bedroom en-suite shower room
- Separate dining room

Tenure: Freehold EPC Rating: B

guide price

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108633 - 0006

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