



Griston Road, Watton Thetford IP25 6DL

welcome to

Griston Road, Watton Thetford

> > EN-SUITE! A recently decorated three-bedroom semi-detached house, presented in excellent order throughout. Boasting off-street parking, garage, master en-suite, ground floor cloakroom and more, this property is within easy reach to local amenities.



The Accommodation

Composite external entrance door opening to:

Entrance Hall

Laminate flooring, staircase rising to first floor landing.

Lounge

14' x 9' 1" (4.27m x 2.77m)

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

Dining Room

8' 8" x 7' 8" (2.64m x 2.34m)

Radiator, laminate flooring, UPVC double glazed patio style doors to the rear aspect.

Kitchen

8' 8" x 7' 11" (2.64m x 2.41m)

With a comprehensive range of wall and floor mounted fitted kitchen units in light oak style finish with contrasting work surfaces over, one and half bowl stainless steel single drainer sink unit with mixer tap, integral electric oven and gas hob, tiled splashbacks and surrounds, space for fridge freezer, washing machine and dishwasher, laminate flooring, inset ceiling spotlights, UPVC double glazed window overlooking rear gardens.

First Floor Landing

Carpet flooring, door to airing cupboard and internal doors leading to all bedrooms.

Bedroom One

8' 1" x 9' 8" (2.46m x 2.95m)

Built in wardrobe proving shelving and hanging space, carpet flooring, radiator, UPVC double glazed window overlooking front aspect, door opening to:

En Suite

Low level W.C, hand wash basin with cupboard storage under, shower cubicle with inset shower unit, tiled splashbacks and surrounds, tiled flooring, shaver point, inset ceiling spotlights, extractor fan.

Bedroom Two

8' 11" x 6' 6" (2.72m x 1.98m)

Carpet flooring, access to loft, UPVC double glazed window overlooking rear aspect.

Bedroom Three

8' 1" x 7' (2.46m x 2.13m)

Radiator, carpet flooring, built in wardrobe providing shelving and hanging space, UPVC double glazed window overlooking rear aspect.

Bathroom

Low level W.C, hand wash basin, Jacuzzi style panel bath with shower attachment, tiled splashbacks and surrounds, tiled flooring, UPVC double glazed window to side aspect, extractor fan, shaver point, inset ceiling spotlights.

Outside

To the front of the property there is a small hard landscaped gravelled garden area providing ease of maintenance with concrete slabbed pathway leading to main entrance door and a side access gate. The front garden is retained by maturing hedging and fencing.

The garage is located to the rear of the property with personal door leading to the rear gardens. The rear garden has artificial grass with slabbed pathway leading to a decked area proving a pleasant al fresco dining and entertaining area. The garden is bordered by raised flowerbeds stocked with various flowers and shrubs and is retained by timber fencing enjoying a good degree of privacy.

Garage

17' 10" x 9' 1" (5.44m x 2.77m)

Electric up and over door with power and light connected, shelving, side access doorway.



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. 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 must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Griston Road, Watton Thetford

- Three-bedroom semi-detached house
- Master en-suite
- Garage and driveway
- UPVC double glazed windows
- Gas-fired central heating

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: B

offers over

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108758 - 0007

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