



Manor Road,  
Griston

**SOWERBYS**

**A well-presented three-bedroom home, ideally situated in a popular residential area, offering generous living space, enclosed gardens, and excellent access to local amenities.**

Upon entering the property, a partly glazed front door opens into a welcoming **entrance hall**, featuring fitted carpet, radiator, useful under-stairs storage, and stairs rising to the first floor.

To the rear of the property is a spacious **kitchen/dining room**, fitted with a range of wall and base units, complementary rolled edge work surfaces, tiled splashbacks, and inset sink. There is space provided for a cooker, washing machine and fridge/freezer, while a double-glazed window overlooks the rear garden. Ample room remains for a dining table, making this an ideal space for everyday family living and entertaining.

The **sitting room** enjoys a light and airy feel, with a double-glazed window to the front aspect, fitted carpet, radiator, television and telephone points.

Completing the ground floor is a **cloakroom**, comprising low-level WC and wash hand basin.

To the first floor, the **landing** provides access to three well-proportioned bedrooms, all with fitted carpet and radiators. **Bedroom one** and **bedroom two** further benefit from built-in storage, with windows offering pleasant front and rear aspects respectively. The **third bedroom**, also positioned to the rear, offers an ideal space for a child's room or home office.

The **family bathroom** is fitted with a three-piece suite, including panelled bath with shower mixer tap, wash hand basin and low-level WC.

Externally, the **front garden** is mainly laid to lawn, enclosed by mature hedging and fencing, with a pathway leading to the front door. The **rear garden** is fully enclosed and thoughtfully landscaped with a decking area, shingled section and a useful brick-built storage shed – a wonderful spot to enjoy outdoor living.

Available 15th November 2025

### GRISTON

The village is two miles from the market town of Watton, with an impressive selection of shops, schools and sports and leisure facilities. The cathedral city of Norwich is about 22 miles with its beautiful heritage, vibrant nightlife, sophisticated shopping, cafés, bars and mouth-watering restaurants. There are also a number of sought after schools and colleges. Norwich offers access to all the major rail links and Norwich International Airport.

### AGENT'S NOTE.

No smokers.

Pets by negotiation.

Must be in full time employment or have sufficient means

### ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

### COUNCIL TAX

Band A.

### LOCATION

What3words: [///seducing.stuff.usages](https://www.what3words.com/seducing.stuff.usages)







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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