



ICONIC
ESTATE AGENTS

Thompson Road, Griston, Thetford, Norfolk
£585,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Detached Character Cottage
- Versatile Accommodation Throughout
- Three/Four Bedrooms
- Open Plan Kitchen/Diner With Island
- Utility Room & Conservatory
- Bar/Games Room
- Lounge With Inglenook Fireplace
- Generous Plot With Ample Parking
- Wealth Of Character Features
- Exposed Beams Throughout
- Sought After Village Location
- EPC Rating E / Council Tax Band E

Description

Iconic estate agents are delighted to offer for sale this amazing detached cottage, situated in the desirable village of Griston, Norfolk.

The property dates back to the early 1800's and is believed to have originally been used as three cottages for the farm hands.

The property accommodation boasts a versatile layout which comprises; entrance hall with doors leading to the snug room/bedroom four, 28ft lounge, bar/games room, family bathroom, kitchen/diner and also stairs rising to the first floor. The 15ft snug room lends itself to being used as either an additional sitting room or bedroom, this room offers a featured inglenook fireplace with wood burning stove and exposed beams. The 28ft lounge again has a main feature of an inglenook fireplace with wood burning stove along with exposed beams and recently installed cast iron radiators. Cast Iron radiators have also been installed in the entrance hall, snug and kitchen/dining area. The bar/play room is ideal as a "mancave" but again offers a wealth of options for usage and could be used as another reception room if required. The 24ft open plan kitchen/diner boasts a central island/breakfast bar, there is also ample space for a dining table and windows overlooking the mature rear garden. There is a separate utility room with space for the washing machine and tumble dryer and a conservatory with a solid roof which is used as a study by the current owners.

Upstairs, there are three double bedrooms off the spacious landing which boasts a fitted wardrobe in keeping with the traditional layout, and windows overlooking the fields beyond. The master bedroom boasts both Velux windows for additional light and a luxury en-suite bathroom. The second double bedroom offers a walk in wardrobe and a "Jack & Jill" en-suite shower room which is shared with bedroom three.

Outside

Outside the property offers a generous lawn front garden with a picket fence and far reaching field views beyond. To the rear, there is a well maintained lawn garden with a range of mature shrubs and plant borders, there is also a work shop, shed and garden pond along with a spacious patio area and enviable undercover alfresco dining area with wood fired pizza oven and vaulted ceilings. The driveway offers ample parking for several vehicles.

Location

The property is positioned in a sought after village that offers a regular bus service, access to the A11 for all major routes (Norwich/London), and boasts amenities that include a local pub. Being only three miles from Watton, where there are more bus services' and a wide range of amenities which include a baker shop, butcher shop, coffee shops and much more.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains water and drainage, Oil Central Heating. Electric and Broadband are connected.

Local Authority

Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE

Tenure

Freehold

Directions

Leave Norwich via the A11 heading towards Thetford. Turn off onto the B111 Watton Road and follow the road along. Join the A1075 Watton Road and turn right into Thompson Road and the property can be found on the right hand side.

