



8 Briar Close, Grimston PE32 1XD

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Set within a cul-de-sac in the highly desirable, Norfolk village of Grimston, this stunning, three bedroom end of terrace home effortlessly combines bright and airy, comfortable accommodation and a private garden along with ample parking, an integral garage and the charm of living in a rural Norfolk village.





Key Features

- · End of Terrace House
- · Sought After Village Setting
- · Ample Off-road Parking
- Modern and Stylish Kitchen and Dining Room
- 23ft Integral Garage

- · Three Bedrooms
- · Private Rear Garden
- Cosy Living Room with Woodburning Stove
- Oil Fired Central Heating
- · Potential to add more Accommodation

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

SSP sq.ft. (36.2 sq.m.) approx.

RICHENDONNO ROOM
137" x 110" max
1910" max x 1910"
3.35m max 3.35m max
137" x 110" max
137" x 110" max
137" x 110" max
137" x 110" max x 1910
3.35m max 3.35m max
120" x 120" x 120"
137" x 110" max x 1910
3.35m max 3.35m

LIVING ROOM
137" x 130"

BEDROOM
120" x 120"
136m x 2.35m

MALLINAY

MALLINAY

MALLINAY

BEDROOM
120" x 120"
2.55m x 2.25m

TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx

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

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