



THE STORY OF

3 Church View Close

Griston, Norfolk

SOWERBYS



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Griston, Norfolk
IP25 6US

Immaculately Presented Five
Bedroom Family Home

Just Under 0.75 Acre Plot (STMS)

Cul-De-Sac Location of Just 14 Executive Homes

Five Double Bedrooms, Set Over Three Floors

Dressing Room and En-Suite
to Principal Bedroom

Family Bathroom, Ground Floor WC and
Further En-Suite to Guest Bedrooms

Modern Fitted Kitchen with Central
Island and AEG Integrated Appliances

Spacious Dual Aspect Sitting Room,
Overlooking the Garden

Additional Versatile Reception Room

Triple Garage and Ample Parking

SOWERBYS WATTON OFFICE

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Situated within an exclusive cul-de-sac in the Norfolk village of Griston, 3 Church View Close is an immaculately presented detached family home, offering versatile accommodation across three floors, a generous plot of just under three-quarters of an acre (STMS) and excellent garaging and parking facilities.

With five double bedrooms, two reception rooms, a modern fitted kitchen and well-appointed bathrooms, the home offers ample space for family life, entertaining and working from home, all within a peaceful residential setting.

The ground floor centres around a modern kitchen/breakfast room, complete with a central island, integrated AEG appliances, generous storage and space for informal dining. With direct access outside, this sociable room is ideal for everyday family life and entertaining.

The principal sitting room, measuring approximately 21'8" x 14'0", enjoys dual aspect windows and views over the garden, creating an inviting space for relaxation and gatherings. A further reception room offers flexibility as a formal dining room, family room, study or playroom, while a ground floor cloakroom completes this level.

The first floor is arranged around three double bedrooms. The principal bedroom benefits from its own dressing room and en-suite facilities. A further bedroom also benefits from en-suite facilities, while the remaining bedroom is served by the family bathroom. The landing and central staircase connect the accommodation efficiently, making this floor well suited to family life.





The second floor provides two further double bedrooms, ideal for children, guests or home working, together with a shower room and useful eaves storage. This arrangement offers additional privacy and flexibility, particularly for older children or visiting family members.

Outside, the substantial plot extends to just under three-quarters of an acre (STMS), offering extensive garden space for outdoor dining, entertaining, recreation and gardening. The generous grounds provide a wonderful setting for family life, with plenty of room to enjoy the outdoors throughout the seasons.

A particular feature is the triple garage, complemented by ample off-road parking for multiple vehicles. Together with the extensive gardens, these facilities add considerable practicality to this substantial family home.

Church View Close is a small residential development of just 14 executive properties, offering a cul-de-sac position away from the through traffic associated with busier roads. Set within the Norfolk countryside, Griston offers a quieter village lifestyle while remaining conveniently positioned for access to nearby amenities, employment and leisure facilities.



Garage



Second Floor
Approximate Floor Area
475 sq. ft.
(44.09 sq. m)



Ground Floor
Approximate Floor Area
930 sq. ft.
(86.38 sq. m)



First Floor
Approximate Floor Area
930 sq. ft.
(86.38 sq. m)

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. 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.

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Griston

PEACEFUL RURAL VILLAGE NEAR WATTON

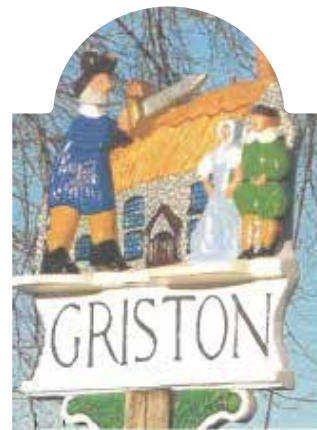
Griston, a charming village set within the Breckland district of Norfolk, offers a peaceful rural lifestyle surrounded by open countryside and farmland. Known for its strong sense of community and idyllic setting, Griston is perfect for those seeking a quieter pace of life while remaining within easy reach of nearby market towns.

At the heart of the village is the welcoming The Waggon & Horses, a much-loved local pub serving traditional fare and acting as a social hub for residents. The village also benefits from a primary school, village hall, and church, all contributing to its close-knit and friendly atmosphere.

Just a short drive away, the bustling market town of Watton provides a wider range of everyday amenities, including supermarkets, healthcare facilities, schools, and leisure options. The town also hosts the renowned Wayland Show, a longstanding local tradition celebrating the area's agricultural heritage.

Surrounded by scenic countryside, Griston is ideally positioned for outdoor pursuits. Nearby Wayland Wood offers beautiful walking routes steeped in folklore, while Thetford Forest provides miles of cycling trails, walking paths, and family-friendly activities. For those who enjoy golf, Richmond Park Golf Club presents an attractive 18-hole course set within picturesque parkland.

With its blend of rural charm, community spirit, and access to both amenities and nature, Griston stands out as a delightful Norfolk village, ideal for those looking to embrace countryside living without feeling remote.



Note from the Vendor



“We have been fortunate enough to call this beautiful house our home for nearly 20 years, and it has been a wonderful place to live.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 2030-3050-0205-8565-7204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///nourished.meals.bunks

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SOWERBYS

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