



Church Road, Griston Thetford IP25 6QA

welcome to

Church Road, Griston Thetford

>> FINAL HOMES REMAINING! Situated on a new development with just a handful of homes, located in a quiet village in Norfolk. Ideal for both first time buyers and those looking to downsize, with a private spacious garden, three bedrooms and a fully fitted contemporary kitchen dining area.



The Accommodation

External entrance door opening to:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom W.C.

Fitted with a two-piece suite comprising W.C, hand wash basin with storage below, storage units, heated towel rail, UPVC double glazed side window, plumbing for washing machine and tumble dryer.

Lounge

UPVC double glazed front window, TV point, telephone point, radiator.

Kitchen / Diner

Fitted with a matching range of base, wall and drawer unit, stainless steel sink unit and drainer, built in oven, electric hob with cooker hood over, built in fridge freezer, built in dishwasher, tiled splashbacks, ceiling spotlights, UPVC double glazed rear window, UPVC double glazed patio door to the rear garden.

First Floor Landing

UPVC double glazed side window, radiator, airing cupboard.

Bedroom One

UPVC double glazed front window, radiator.

Bedroom Two

UPVC double glazed rear window, radiator.

En-Suite

Fitted with a three-piece suite comprising shower cubicle, WC, wash hand basin with storage below, shaving points, tiling, heated towel rail.

Bedroom Three

UPVC double glazed rear window, radiator.

Bathroom

Fitted with a three-piece suite comprising bath with shower over, WC, wash hand basin with storage below, shaving point, tiling, heated towel rail, UPVC double glazed front window.

Location

Griston is Breckland village just a couple of miles south of the busy market town of Watton and within easy access to the larger market towns of Attleborough and Thetford on the newly dualled A11 which in turn gives opportunities for commuting to Cambridge and Stansted Airport in about an hour or so.

The village still enjoys the benefits of a popular pub/restaurant, The Wagon & Horses and there are some local business employment opportunities. There are primary schools in the nearby villages of Caston and Thompson and secondary schooling in Watton.

Agents Note

Some photographs shown are from different plots on the development and have been digitally dressed for illustration purposes.



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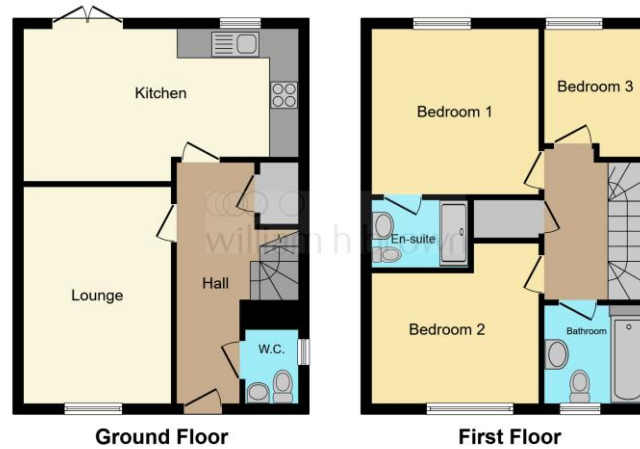


welcome to

Church Road, Griston Thetford

- Outstanding Homes in a Quiet Norfolk Village
- Ideal for First Time Buyers and Down-sizers
- Mid-Terraced Family Home with Three Bedrooms
- Energy Efficient Air-Source Central Heating
- Spacious Private Garden to Rear

Tenure: Freehold EPC Rating: Exempt



£250,000

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. No 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 party must rely upon its own inspection(s). Powered by www.localagent.com



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Property Ref:
WAT108668 - 0006

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