



**Rose Cottage Church Road, Griston Thetford IP25 6QA**



**welcome to**

**Rose Cottage Church Road, Griston Thetford**

> > BRAND NEW HOME! Stunning three-bedroom mid-terraced home situated in the village of Griston built by Norfolk Land Developments, known for exquisite family residences. Boasting contemporary living throughout with a modern touch! Contact us today to arrange your viewing!



### **The Accommodation**

External entrance door opening to:

#### **Entrance Hall**

Stairs to first floor, radiator.

#### **Cloakroom**

Fitted with a two-piece suite comprising WC, wash hand basin with storage below, storage units, heated towel rail.

#### **Lounge / Diner**

UPVC double glazed rear window, UPVC double glazed patio door to the rear garden, TV point, telephone point, radiator.

#### **Kitchen**

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 front window.

#### **First Floor Landing**

Radiator, airing cupboard.

#### **Bedroom One**

UPVC double glazed rear window, radiator.

#### **Bedroom Two**

UPVC double glazed front window, radiator.

#### **Bedroom Three**

UPVC double glazed front 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 rear 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.



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## **Rose Cottage Church Road, Griston Thetford**

- New Build Home
- Mid-Terraced Family Home
- Three Bedrooms
- Air-Source Central Heating
- Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: Exempt

# £240,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT108955 - 0002

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