



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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welcome to

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



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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