



Rose Cottage Church Road, Griston Thetford IP25 6QA

welcome to

Rose Cottage Church Road, Griston Thetford

A brand new three-bedroom home located in this quiet village in Norfolk which is close to transport links. Ideal for both first time buyers and those looking to downsize, with a private spacious garden area to the rear, 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

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.

Agents Note

Some of the photographs shown have been digitally dressed and for illustration only.



view this property online williamhbrown.co.uk/Property/WAT108955



welcome to

Rose Cottage 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

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAT108955](https://www.williamhbrown.co.uk/Property/WAT108955)



Property Ref:
WAT108955 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk