



Rose Cottage Church Road, Griston Thetford IP25 6QA

welcome to

Rose Cottage Church Road, Griston Thetford

>> BRAND NEW three-bedroom home located in this quiet village in Norfolk. Ideal for first time buyers and those looking to downsize, with a private spacious rear garden, three bedrooms and a contemporary kitchen dining area. Situated on a small development with only a handful of homes built.



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.



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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

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Property Ref:
WAT108955 - 0005

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william h brown



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk