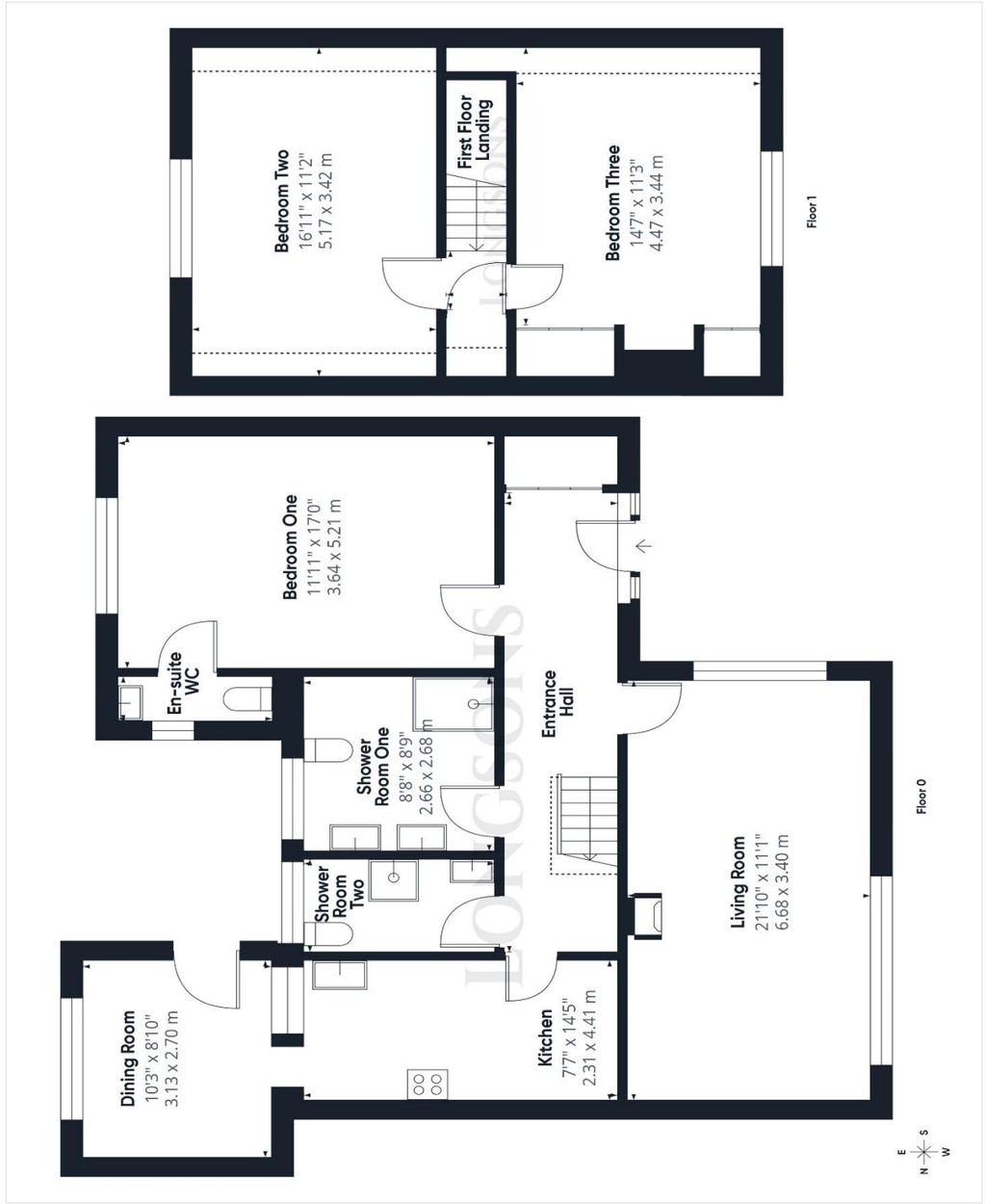


LONGSONS



Carbrooke Road, Griston, Thetford, IP25 6QE

Secluded three bedroom chalet style home situated in the popular village of Griston, the property boasts a living room, kitchen/dining room, two shower rooms as well as far reaching countryside views, oil fired central heating and UPVC double glazing throughout. Offered chain free!

Offers in Excess of £300,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
https://www.longsons.co.uk

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Situated in the popular rural village of Griston, Longsons are delighted to bring to the market this charming three bedroom detached chalet style home. The property has lots to offer including living room, well equipped kitchen/dining room, three generously sized bedrooms, two shower rooms, enclosed front and rear gardens, far reaching countryside views as well as oil fired central heating and UPVC double glazing throughout. Viewing recommended. Offered chain free!

Briefly the property offers entrance hall, living room, kitchen/dining room, two shower rooms, three generously sized bedrooms, en-suite front and rear gardens, driveway, oil fired central heating and UPVC double glazing.

Griston
Situated just outside Watton off the main Dereham to Thetford road, the popular village of Griston offers a public house and a scenic walk across the old airfield. The neighbouring village of Caston has a primary school and a public house.

Entrance Hallway
Obscured UPVC double glazed window and composite entrance door to front, radiator, storage cupboard with space for tumble dryer and stairs to first floor.

Living Room
21'10" (6.65m) x 11'1" (3.38m)
UPVC double glazed window to front and side, two radiators and electric feature fireplace.

Kitchen
14'5" (4.39m) x 7'7" (2.31m)
Fitted cabinets to floor and wall with laminate worktop over and tiled splashback, integrated fan oven and space for microwave, integrated ceramic hob with integrated extractor hood over, floor mounted oil boiler, inset stainless steel one and a half bowl sink unit with spring pull down mixer tap and integrated drainers, space and plumbing for washing machine and slimline dishwasher as well as a radiator.

Dining Room
10'3" (3.12m) x 8'10" (2.69m)
Vinyl to flooring, space for fridge/freezer, radiator, UPVC double glazed window to rear and obscured UPVC double glazed composite door to rear garden.

Shower Room One
8'9" (2.67m) x 8'8" (2.64m)
Tiles to wall, vinyl to floor, WC, two hand washbasins with fitted floor cabinets, walk-in waterfall shower with handheld attachment, towel radiator and obscured UPVC double glazed window to rear.

Shower Room Two
WC, hand washbasin, shower cubicle, radiator and obscured UPVC double glazed window to rear.

Bedroom One
17'0" (5.18m) x 11'11" (3.63m)
Radiator, UPVC double glazed window to rear and En-suite.

En-Suite WC
Tiles to walls, WC, hand washbasin, towel radiator, obscured UPVC double glazed window to rear.

First Floor Landing
Airing cupboard housing hot water cylinder.

Bedroom Two
16'11" (5.16m) x 11'2" (3.4m)
Radiator, fitted wardrobes, loft access and UPVC double glazed window to rear.

Bedroom Three
14'7" (4.45m) x 11'3" (3.43m)
Radiator, fitted wardrobes and UPVC double glazed window to front.

Front Garden
Enclosed front garden laid to lawn with established shrubs to perimeter, driveway laid to shingle providing ample off-road parking for multiple vehicles, outside lighting, side access to rear garden.

Rear Garden
Mainly laid to lawn, generous patio area, one timber shed, trees and shrubs throughout, fencing to perimeter, outside lighting, outside electric sockets, two outside taps and far reaching countryside views.

Agent`s Note
EPC rating F27 (Full copy available on request)
Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Generously Sized Bedrooms
- Popular Rural Village Location
- Two Shower Rooms and En-suite
- Energy Efficiency Rating F27
- Garden to Front and Rear, Driveway
- Oil Fired Central Heating and UPVC Double Glazing







