



THE STORY OF  
**2 Griston Road**  
*Thompson, Norfolk*

**SOWERBYS**



THE STORY OF

# 2 Griston Road

Thompson, Thetford, Norfolk  
IP24 1PX

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Spacious Detached Four-Bedroom Family Home

Generous and Well-Balanced  
Accommodation Throughout

Bright Dual Aspect Sitting  
Room with Field Views

Recently Updated Shaker-Style  
Kitchen with New Appliances

Principal Bedroom with En-Suite  
and Built-In Wardrobes

Newly Installed Family Bathroom Suite

Double Garage with Utility  
Area and Modern Boiler

Westerly Facing Garden with Pond  
and Multiple Patio Areas

Extensive Upgrades Including Kitchen, Heating,  
Drainage and Electrical Improvements

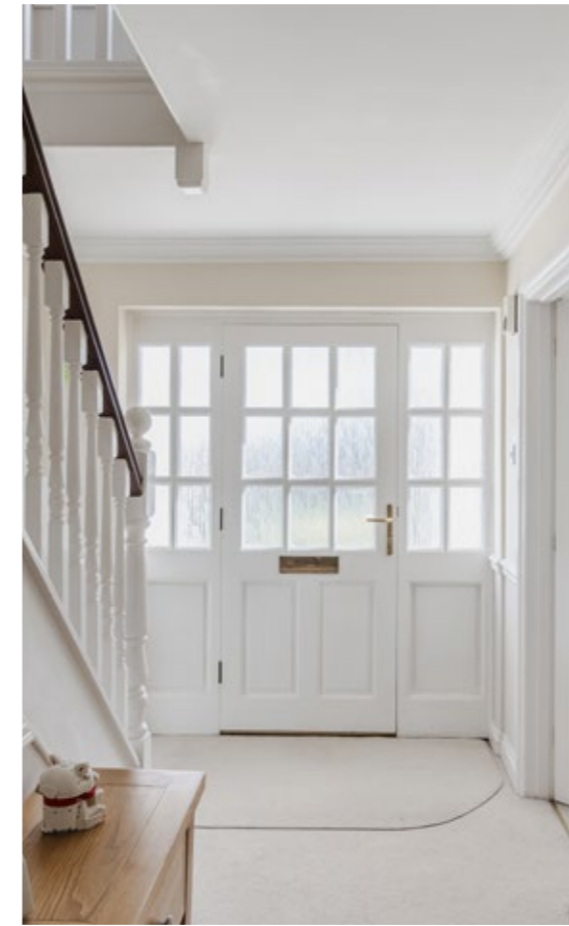
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**SOWERBYS WATTON OFFICE**

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Set within the well-regarded Norfolk village of Thompson, 2 Griston Road is a spacious detached home offering a balanced combination of privacy, generous gardens and practical living, all within easy reach of surrounding countryside and everyday amenities.

Believed to date from the 1970s, the property retains a number of original features that contribute to its character, while thoughtful updates ensure it is well suited to modern family life. The layout is straightforward and well arranged, with light-filled rooms and a natural flow between living spaces.

A welcoming entrance hall leads through to a bright sitting room with a dual aspect, enjoying views across open fields to the east, while double doors open directly onto the rear garden. A Stovax wood-burning and multi-fuel stove provides a cosy focal point during the cooler months.

The dining room is generously proportioned and ideal for entertaining, positioned conveniently alongside the recently updated shaker-style kitchen. This space has been comprehensively improved with new appliances, flooring and the addition of a water softener, while double doors open onto the garden, creating a strong connection with the outside space.

A separate utility room provides further practicality and internal access to the double garage, which houses a modern, energy-efficient Grant boiler.



Three words to describe  
the home would be  
beautiful, comfortable  
and light.





Upstairs, a bright landing leads to four well-proportioned bedrooms. The principal bedroom enjoys far-reaching views across open countryside, along with built-in wardrobes and an en-suite shower room. The remaining bedrooms offer flexibility for a variety of uses, including guest accommodation, workspace or dressing room. A newly installed family bathroom serves the additional bedrooms, finished with a clean and practical design.

Outside, the rear garden enjoys a westerly aspect and has been carefully maintained to create a private and peaceful setting. A pond attracts local wildlife, while two patio areas provide excellent spaces for outdoor dining and entertaining. The garden also includes a summerhouse, a substantial shed, a woodstore and a recently installed Rhino greenhouse, offering excellent potential for those with an interest in gardening.

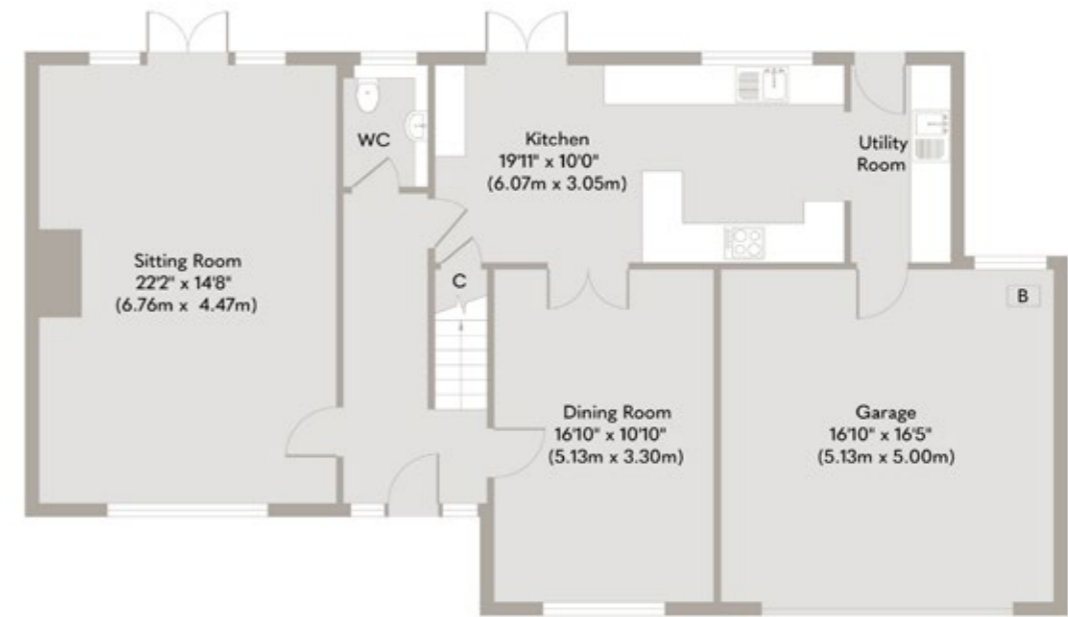
The current owners have undertaken a comprehensive programme of improvements, ensuring the property is ready for immediate occupation. These include a new fitted kitchen (2023), updated bathroom (2024), new boiler and pressurised hot water system (2023), upgraded electrical consumer unit, new drainage field and septic system enhancements, as well as the addition of a water softener and greenhouse. Fibre broadband is connected to the property, providing high-speed internet suitable for home working and modern living.

Overall, 2 Griston Road presents a well-maintained and thoughtfully improved home, combining generous accommodation, established gardens and a peaceful village setting, making it an appealing choice for a wide range of buyers.

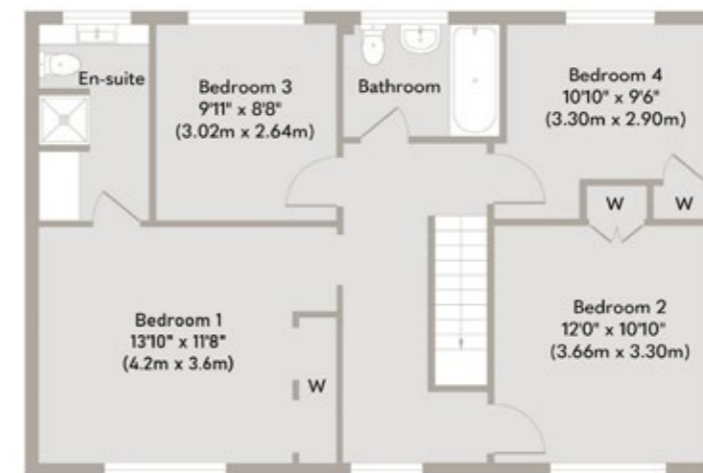


The greenhouse has been a wonderful addition, adding to the sense of space and enjoyment the garden offers.

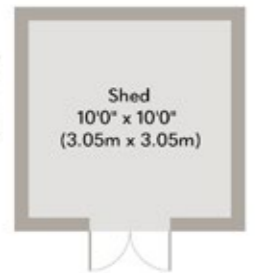




Ground Floor  
Approximate Floor Area  
1,194 sq. ft  
(110.93 sq. m)



First Floor  
Approximate Floor Area  
737 sq. ft  
(68.47 sq. m)



Outbuilding  
Approximate Floor Area  
300 sq. ft  
(27.87 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Thompson

QUIETLY RURAL,  
PROUDLY NORFOLK

A picturesque village with a fair selection of amenities, Thompson now benefits from optic fibre internet connectivity. There is a well-regarded primary school in addition to the village church, public house and restaurant – The Chequers Inn - Community Hall and a Millennium Green. Throughout the year, the Community Hall organises various events and is available for private hire. The church also holds fundraising events, including the ever-popular Lavender's Lunch. For those avid runners, Thompson hosts an annual 5km and 10km run.

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

Just three miles away is the market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office, veterinary surgery and sports centre. Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows. Just outside the town you'll find Loch Neaton and Wayland Wood, the site of the children's tale, Babes in the Wood, which are both lovely places to visit and the beauty of the area makes it an unmissable place to explore.

Nearby, enjoy the cycle trails at Thetford Forest, take a trip to Melsopp Farm Park, head over to Snetterton race circuit, or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.



## Note from the Vendor



“We’ve absolutely loved how peaceful and quiet it is living here.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 5339-0225-6000-0210-6296.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///existence.computers.things

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# SOWERBYS

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