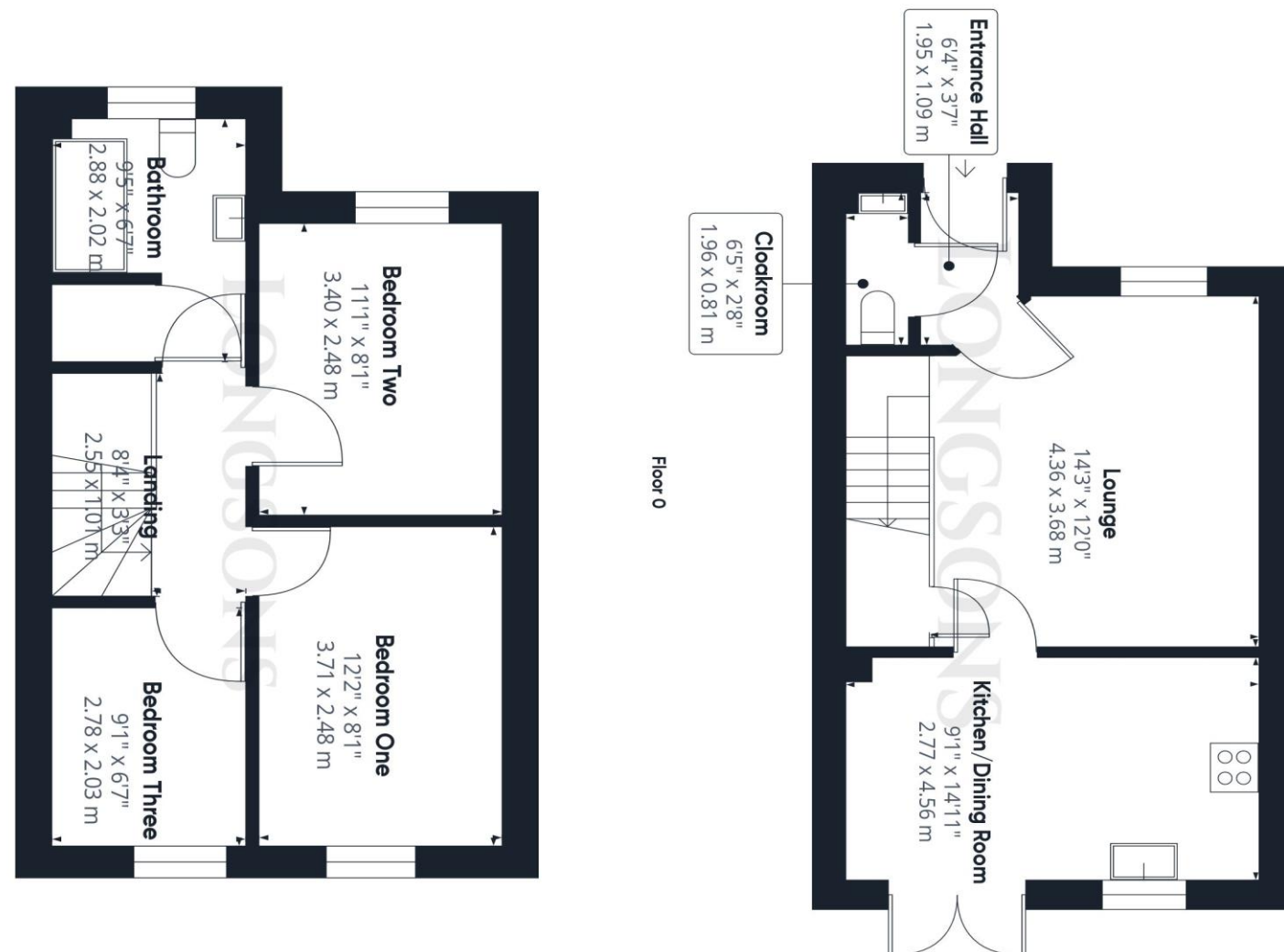




## Shackleton Road, Griston, Thetford, IP25 6GG

Modern, 5 year old, semi detached three bedroom house situated on a popular development in Griston. The property offers kitchen/dining room, gardens, parking, gas central heating, UPVC double glazing and 5 years NHBC remaining. Viewing highly advised.

**Price £215,000 Freehold**







**Bedroom Three**  
**9'1" (2.77m) x 6'7" (2.01m)**

UPVC double glazed window to rear aspect, radiator.

**Bathroom**

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, built in storage cupboard, obscure glass UPVC double glazed window to front aspect, extractor fan, radiator.

**Outside Front**

Small front garden laid to lawn, shrubs to bed, driveway to side providing off road parking for two vehicles, outside light, gated access to rear garden.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, wooden shed, wooden fence to perimeter, gated access to front.

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.

- Modern, Semi Detached House
- Three Bedrooms
- Cloakroom with WC
- Kitchen/ Dining Room
- Gas Central Heating
- Enclosed Rear Garden & Parking
- UPVC Double Glazing
- Popular Development

Situated on a popular development in Griston, on the outskirts of the popular town of Watton, Longsons are delighted to bring to the market this well presented, semi detached three bedroom house. The property offers kitchen/dining room, enclosed rear garden, parking for 2 vehicles, gas central heating and UPVC double glazing. with a five years NHBC remaining.

Viewing highly advised.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, cloakroom with WC, three bedrooms, bathroom, gardens, parking, gas central heating and UPVC double glazing, 5 years NHBC remaining.

**WATTON**

Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland

Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

**Entrance Hall**

Composite entrance door to front, radiator.

**Lounge**

**14'3" (4.34m) x 12'0" (3.66m)**

Stairs to first floor, understairs storage cupboard, UPVC double glazed window to front aspect, radiator.

**Kitchen/ Dining Room**  
**14'11" (4.55m) x 9'1" (2.77m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated Zanussi electric oven, integrated gas hob with extractor hood over, integrated Zanussi dishwasher and washing machine, integrated fridge/freezer, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear aspect, radiator.

**Cloakroom**

Wash basin, WC, tiled splashback, extractor fan, radiator.

**Stairs & Landing**

Loft access, radiator.

**Bedroom One**  
**12'2" (3.71m) x 8'1" (2.46m)**

UPVC double glazed window to rear aspect, radiator.

**Bedroom Two**  
**11'1" (3.38m) x 8'1" (2.46m)**

UPVC double glazed window to front aspect, radiator.

