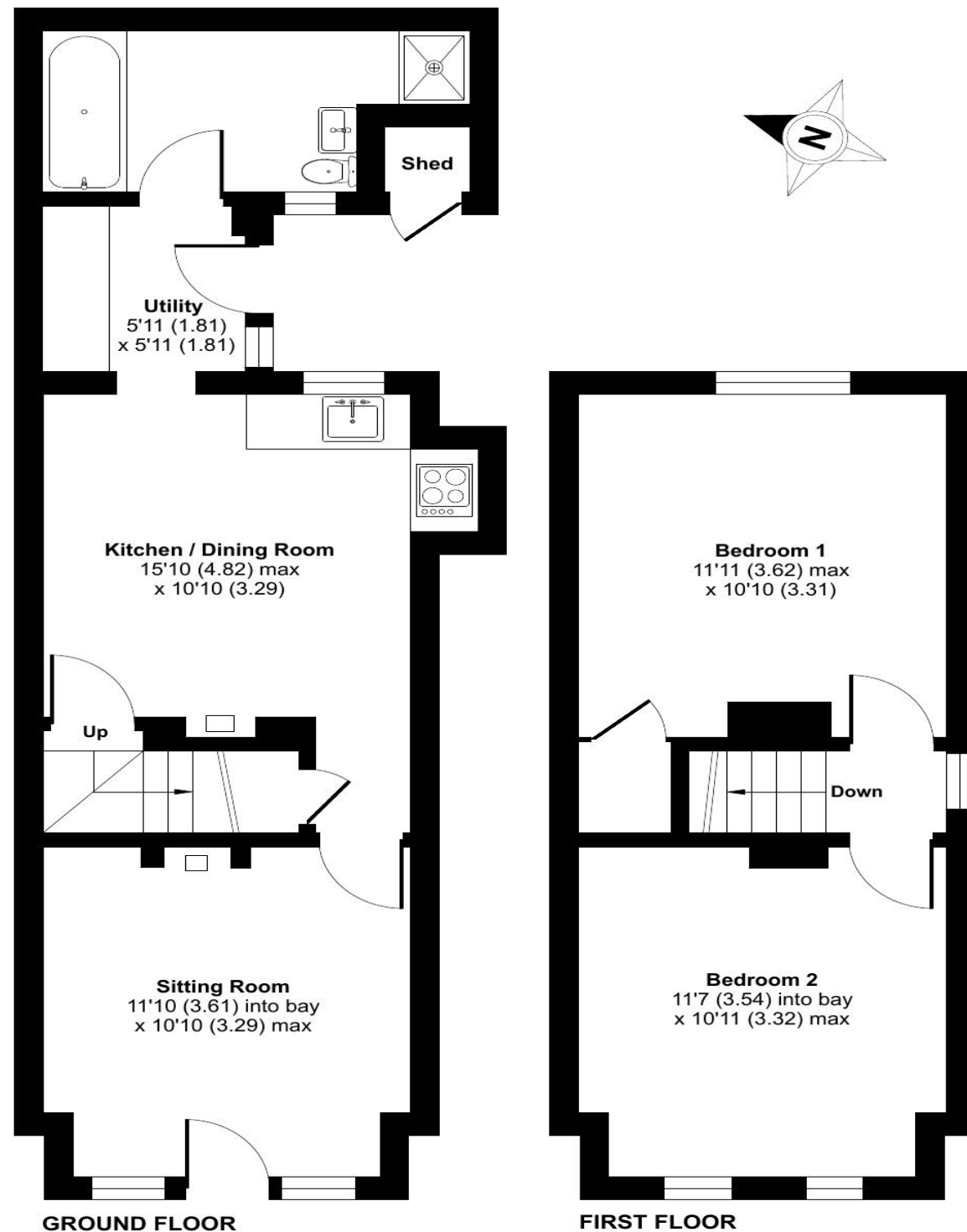


Griston Road, Watton, Thetford, IP25

Approximate Area = 709 sq ft / 65.8 sq m(excludes shed)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1345953



Griston Road, Watton, Thetford, IP25 6DN

No onward chain! Detached two bedroom period property, absolutely full of character throughout with garden, two log burners, kitchen/dining room, utility room, four piece bathroom suite, UPVC double glazing and modern gas central heating. Viewing highly recommended.

Offers in Excess of £175,000 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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Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Bedroom Two
11'7" (3.53m) Into Bay x 10'11" (3.33m) Max

UPVC double glazed window to front, radiator.

Outside Front

Enclosed front garden laid to shingle, selection of established shrubs and plants to borders, paved patio seating area, outside light, wooden gated access to front and parking space for one vehicle, gated access to rear courtyard.

Rear Courtyard

Brick built utility store with space and plumbing for washing machine, shelf and space for tumble dryer, courtyard laid to paving slabs and shingle, wooden garden shed, outside lights, gated access to front.

Agent's Note

EPC rating D55 (Full copy available on request)

Council tax band A (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.

- Detached Two Bedroom Period Property
- Full Of Character
- Two Log Burners
- Energy Efficiency Rating D63
- Kitchen/Dining Room
- Courtyard Garden
- Modern Gas Central Heating and UPVC Double Glazing
- Available Chain Free!

No onward chain!

Situated in the market town of Watton, Longsons are delighted to bring to the markets this detached two bedroom period property, absolutely full of character throughout. Viewing is highly recommended to appreciate all on offer with two log burners, kitchen/dining room, four piece bathroom suite, gardens, modern gas central heating and UPVC double glazing.

Briefly the property offers lounge, kitchen/dining room, utility room, bathroom, two bedrooms, gardens, modern gas central heating and UPVC double glazing.

WATTON

The well-served market town of Watton is in the district of Breckland, 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. 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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Lounge
11'10" (3.61m) Into Bay x 10'10" (3.3m) Max

Composite entrance door to front, fireplace with inset log burning stove, UPVC double glazed window to front, radiator.

Kitchen/Dining Room
15'10" (4.83m) Max x 10'10" (3.3m)

Fitted kitchen units to walls and floor, work surface over, enamel sink unit with mixer tap, integrated electric oven with gas hob and extractor hood over, fireplace with inset log burner, tiles to floor, built-in storage cupboard, UPVC double glazed window to rear, space for tall fridge/freezer.

Utility Area
5'11" (1.8m) x 5'11" (1.8m)

Fitted kitchen units to floor and wall, integrated fridge and freezer, UPVC double glazed entrance door opening to rear courtyard, tiles to floor.

Bathroom

Four piece bathroom suite comprising bath, shower with rainfall shower head over and separate hand shower attachment, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear.

Stairs and Landing
 UPVC double glazed window to side.

Bedroom One
11'11" (3.63m) Max x 10'10" (3.3m)

Feature fireplace with inset cast iron fire (not in use), UPVC double glazed window to rear, wooden boards to floor, built-in cupboard housing modern gas central heating boiler, radiator, loft access.

