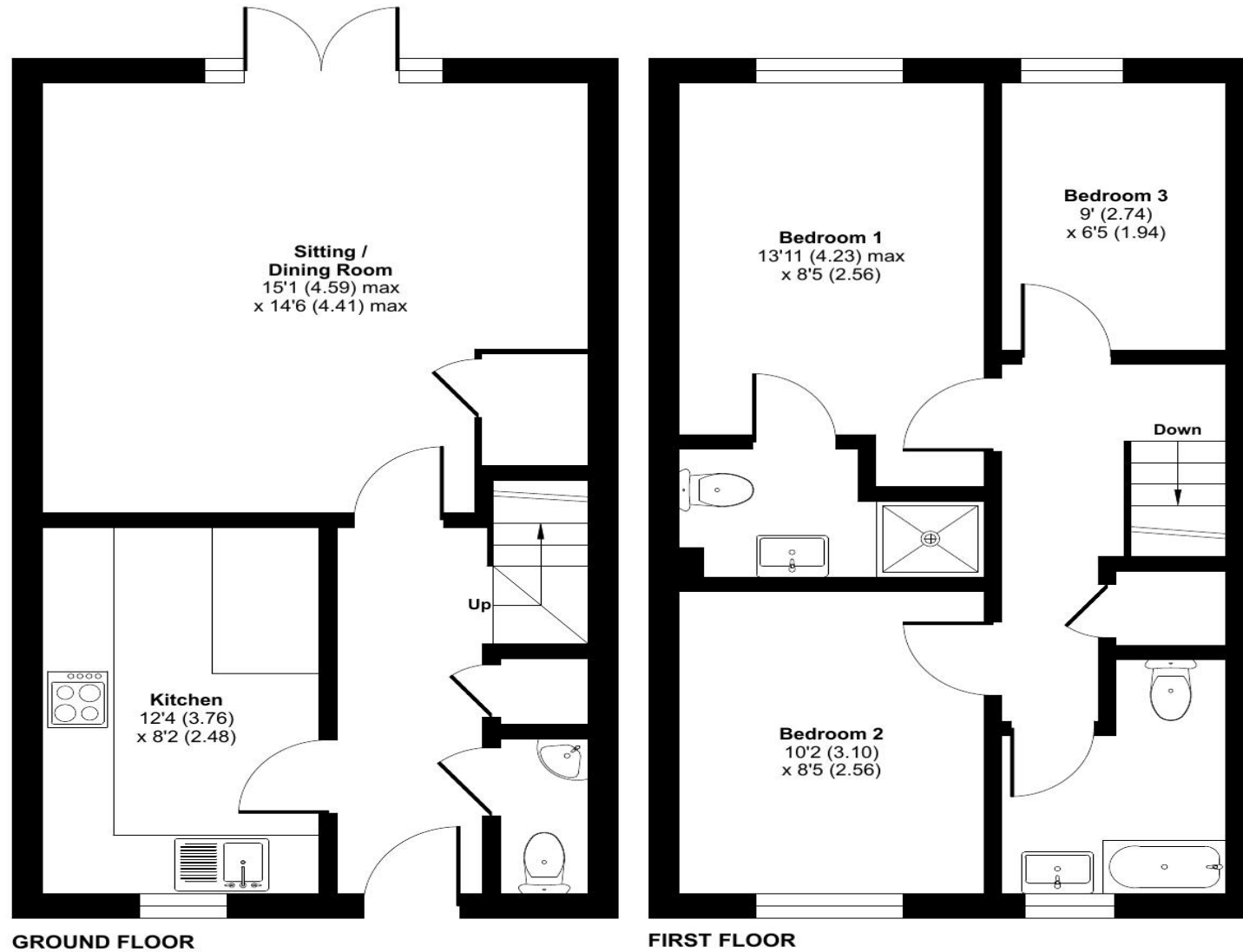
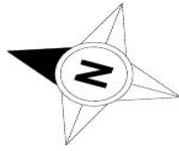


Viking Drive, Griston, Thetford, IP25

Approximate Area = 822 sq ft / 76.3 sq m

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: 1350715



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



Viking Drive, Griston, Thetford, IP25 6FY

Very well presented 3 bedroom end-terrace house situated on the outskirts of the market town of Watton. The property offers spacious accommodation with 3 yrs NHBC guarantee, cloakroom, en-suite, 2 allocated parking spaces, gas central heating and UPVC double glazing.

Guide Price £210,000 to £220,000 Freehold

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



Bedroom Three 9'0" (2.74m) x 6'5" (1.96m)

UPVC double glazed window to rear, wooden floor, radiator.

Bathroom

Panelled bath with hand shower attachment, hand wash basin, WC, UPVC obscured glass double glazed window to front, radiator.

Outside Front

Pathway to front door, shingle area, outside light, 2 allocated parking spaces, gated access to rear.

Rear Garden

Wooden decking, area laid to lawn with flowers and shrubs to borders, outside electrical socket, wooden shed with power and lights, gated access to front.

Agent's Note

EPC rating B84 (Full copy available on request)

Council tax band B (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 Bedroom End-Terrace House
- Three years NHBC Remaining
- Cloakroom, En-Suite and Family Bathroom
- Energy Efficiency Rating B84
- Lounge/Dining Room
- Two Allocated Parking Spaces
- Gas Central Heating and UPVC Double Glazing
- Vendor Has Found!

Situated on the outskirts of the market town of Watton, Longsons are delighted to bring to the market this very well presented, spacious three bedroom end-terrace house. The property boasts entrance hall, ground floor cloakroom, three bedrooms, en-suite to bedroom one, two allocated parking spaces, gardens, gas central heating, UPVC double glazing with three years NHBC guarantee remaining,

Vendor has found!

Briefly the property offers entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms, en-suite to bedroom one, family bathroom, two allocated parking spaces, garden, 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.

Entrance Hall

Composite entrance door to front, tiles to floor, storage cupboard, radiator.

Sitting/Dining Room 15'1" (4.6m) x 14'6" (4.42m)

Under stairs storage cupboard, wooden flooring, two radiators, French doors opening to rear garden.

Kitchen 12'4" (3.76m) x 8'2" (2.49m)

Fitted kitchen units to walls and floor, work surface over, sink with mixer tap and drainer, breakfast bar, tiled splashbacks, integrated oven with hob and extractor fan over, integrated dishwasher, space and plumbing for

washing machine, integrated fridge/freezer, wall mounted combi boiler, radiator, UPVC double glazed window to front.

Cloakroom

Hand wash basin, WC, extractor fan, radiator.

Stairs and Landing

Loft access.

Bedroom One 13'11" (4.24m) Max x 8'5" (2.57m)

UPVC double glazed window to rear, wooden floor, radiator, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, hand wash basin, WC, extractor fan, radiator.

Bedroom Two 10'2" (3.1m) x 8'5" (2.57m)

UPVC double glazed window to front, wooden floor, radiator.

