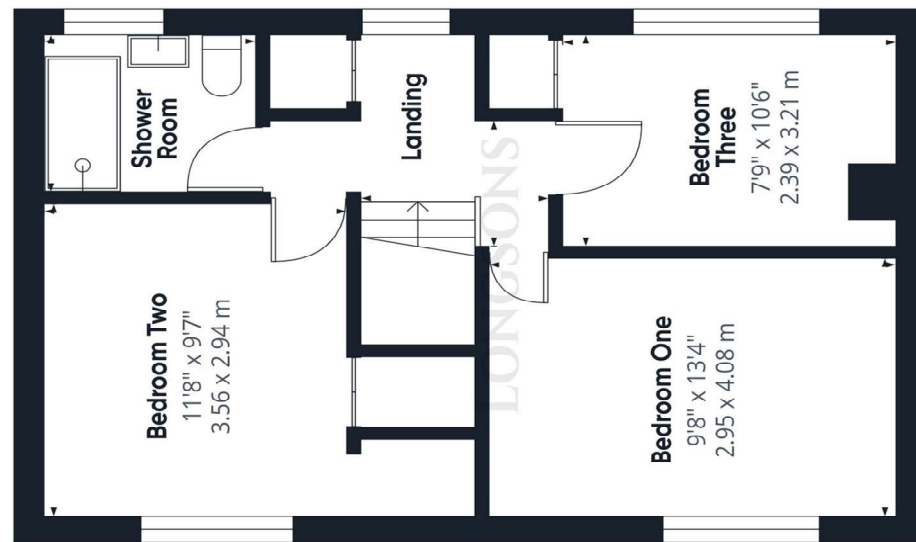
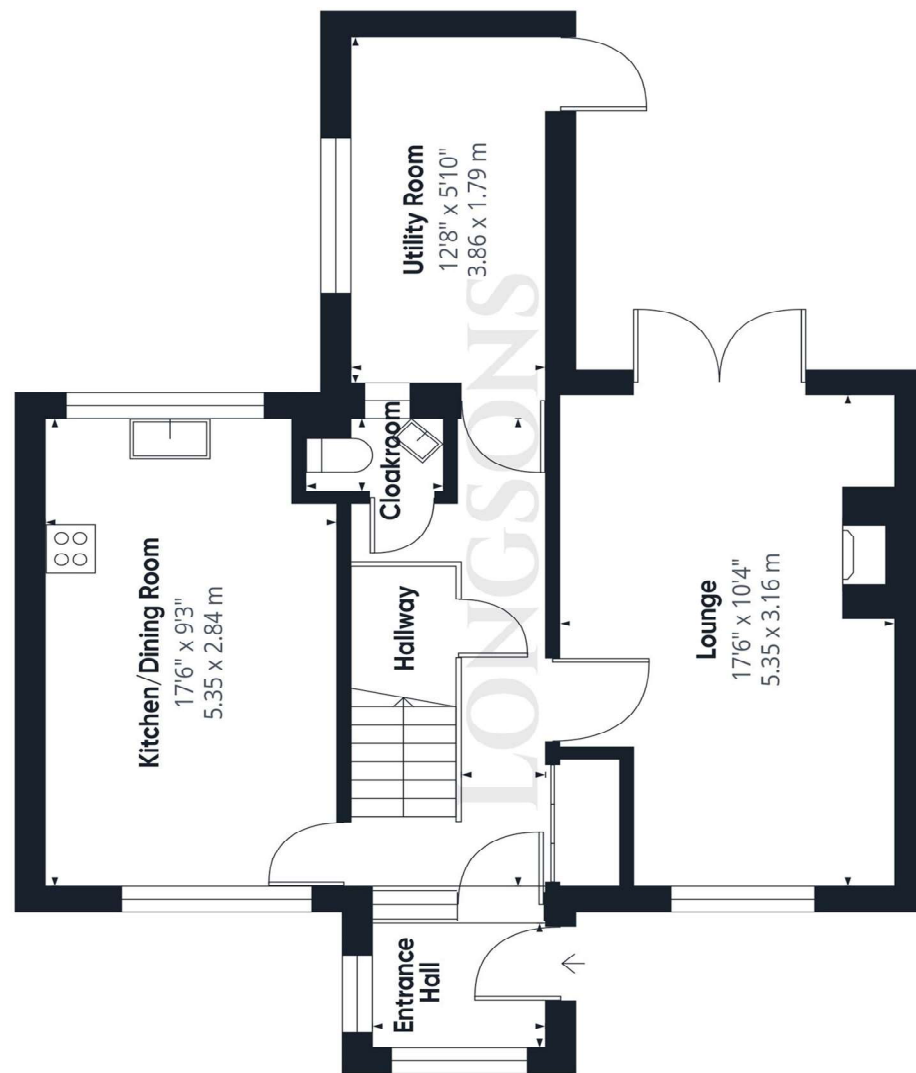
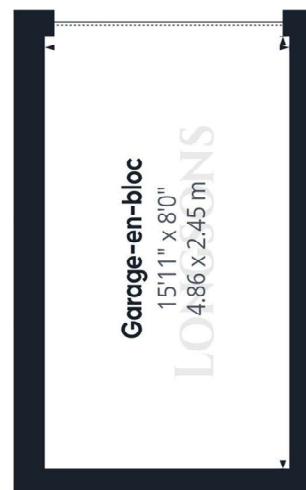




Floor 1 Building 1



Floor 0 Building 1



Floor 0 Building 2



Manor Road, Griston, Thetford, IP25 6RG

Well presented three bedroom terraced property situated in the popular village of Griston. The property offers kitchen/dining room, garage, parking, low maintenance rear garden and UPVC double glazing.

Guide Price £220,000 - £230,000 Freehold



Well presented three bedroom terraced home situated in the popular village of Griston. The property offers garage, parking, kitchen/dining room, utility room, water softener, Economy 10 and UPVC double glazing.

Briefly the property offers entrance porch, hallway, lounge, kitchen/dining room, utility room, cloak room with WC, three bedrooms, bathroom, gardens, garage, parking, UPVC double glazing and electric radiators.

Griston
Watton 3 miles, Thetford 13 miles, Dereham 14 miles.
Situated just outside Watton, the popular village of Griston offers a public house and a picturesque walk across the old airfield to Watton. The neighbouring village of Caston has a primary school and a public house.

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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall
11'11" (3.63m) x 9'7" (2.92m)
UPVC double glazed entrance door to front, UPVC double glazed window to front and side, tiles to floor.

Hallway
Stairs to first floor, understairs storage cupboard, built-in storage cupboard, electric radiator.

Lounge
17'6" (5.33m) x 10'4" (3.15m)
Feature fireplace with inset electric fire, UPVC double glazed French doors opening to rear garden, UPVC double

glazed window to front, two electric radiators.

Kitchen/Dining Room
17'6" (5.33m) x 9'3" (2.82m)
Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, space for electric cooker with extractor hood over, space for under counter fridge/freezer, UPVC double glazed window to front and rear, electric radiator.

Cloakroom
Hand washbasin, WC, fully tiled walls, extractor fan, tiles to floor.

Utility Room
12'8" (3.86m) x 5'10" (1.78m)
Fitted kitchen units to floor, work surface over, space and plumbing for washing machine, space for tall upright fridge/freezer, UPVC double glazed window to side.

Stairs and Landing
Built-in cupboard housing water cylinder, loft access.

Bedroom One
13'4" (4.06m) x 9'8" (2.95m)
UPVC double glazed window to front, electric radiator.

Bedroom Two
11'8" (3.56m) x 9'7" (2.92m)
UPVC double glazed window to front, built-in storage cupboard, wardrobe to recess, radiator.

Bedroom Three
10'6" (3.2m) x 7'9" (2.36m)
UPVC double glazed window to rear, built-in storage cupboard, electric radiator.

Shower Room
Large walk-in shower cubicle, hand washbasin, WC, electric towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear.

Outside Front
Front garden laid to lawn, paved patio area, wooded picket fence to perimeter.

Rear Garden
Enclosed low maintenance rear garden laid to artificial grass, paved patio seating area, wooden garden shed, greenhouse, flowers and plants to raised flowerbeds, outside tap, wooden fence to perimeter, gated access to rear.

Garage- en-bloc
15'11" (4.85m) x 8'0" (2.44m)
Up and over door to front

Agent's Notes
EPC rating TBC
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 bedroom terraced property
- Popular village location
- Economy 10
- Energy Efficiency Rating E46
- Garage and parking
- UPVC double glazing

