



INTRODUCING

3 Griston Road

Watton, Norfolk

SOWERBYS

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3 Griston Road

Watton, Thetford,
IP25 6DN

Detached Period Cottage with Charming Original Features

Residing Within a Historic Market Town in a
Non-Estate Location, Set Back from the Road

Accommodation Extending to Approximately 708 sq. ft.

Two Double Bedrooms

Cosy Sitting Room and Kitchen/Diner

Separate Utility Room and Downstairs
Four Piece Bathroom

Generous Front Garden and an Enclosed Courtyard

Off Road Parking via a Shingled Driveway

No Onward Chain

Ideal First Home or Investment

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“A detached, period residence full of
charm.”

Residing within the historic market town of Watton, enjoying the convenience of having an array of amenities on your doorstep, this delightful, detached period cottage has been both a loving home and investment for the vendor for almost 20 years.

Although the property has been refurbished throughout the vendors ownership, the charming original features still remain, providing a cosy homely feeling but has incorporated the benefit of modern features for ease of living, including a gas fired central heating combi boiler and a wood-burning stove. The property has also benefited from a good degree of maintenance due to its age

such as a new roof and the instalment of a new damp system plus dehumidifier installed in the roof.

The cottage is accessed from Griston Road, set back with the benefit of off road parking, unlike some of the neighbouring properties, via a shingled driveway. Upon entering via a pedestrian gate into the front garden, which is fully enclosed by panel fencing with a shingled front area, paved patio and decorative flower and shrub borders. Ideal for sitting out during the summer months and a great place to have friends over. Furthermore, a side path leads to the small courtyard area of the rear garden, which is shingled. There is also an outhouse/storage shed.

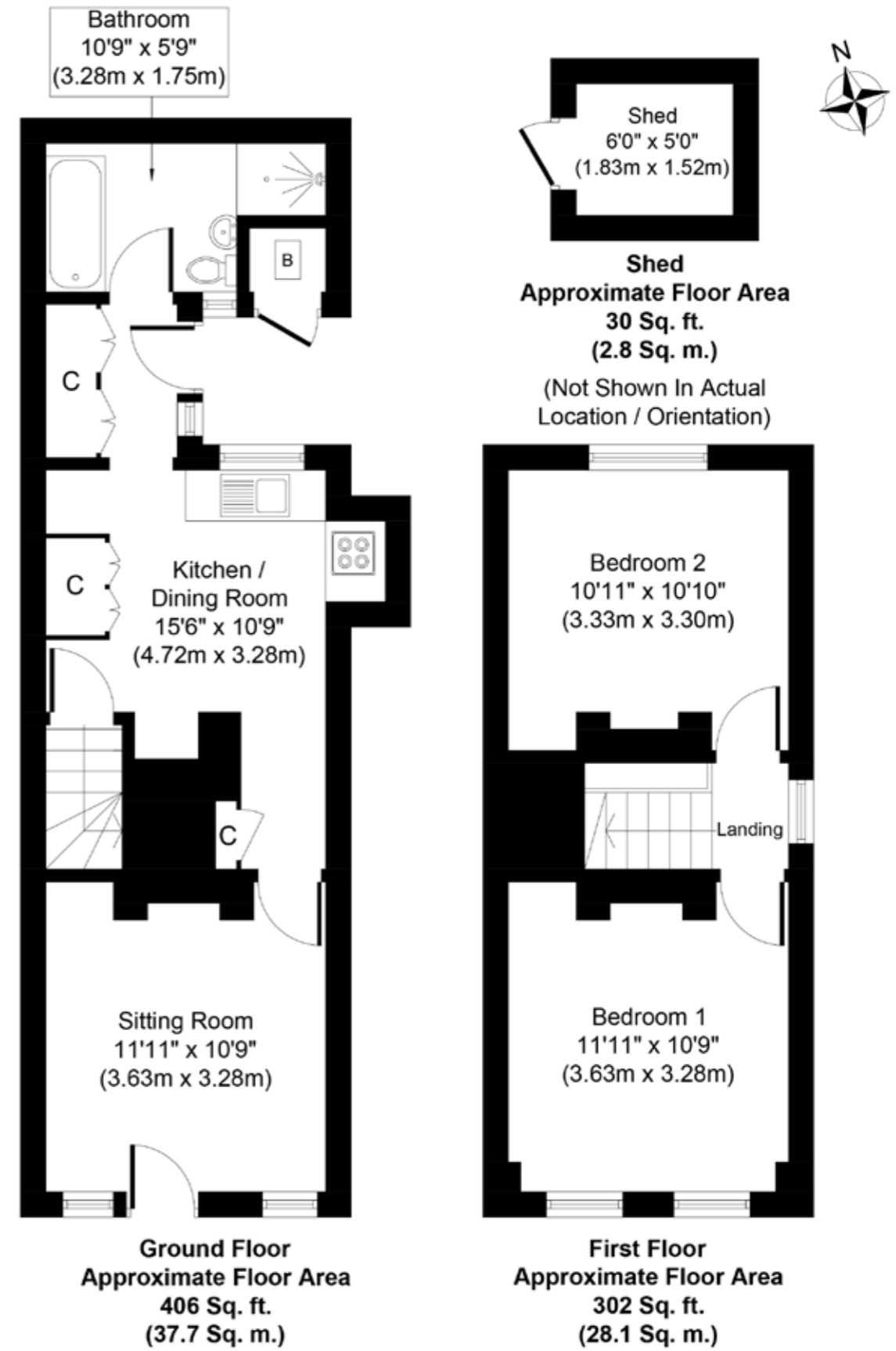


The internal space approximately extends to 708 sq. ft. To the ground floor the charming sitting room has dual uPVC windows to the front aspect and a featured inset fireplace housing a wood-burning stove. The country style kitchen, with integrated appliances, has space for a dining table and boasts an exposed brick fireplace fitted with another wood-burning stove, adding to the property's charm. A separate utility room leads to the downstairs four-piece family bathroom and the private courtyard.

The first floor accommodation has two well-proportioned double bedrooms with original floorboards, and two large windows to the front aspect in the principal bedroom.







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.



ALL THE REASONS

Watton

IS THE PLACE TO CALL HOME



Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, the popular market

town of Watton has a strong rural community, which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Located in the heart of Breckland, the town is well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Just outside the town, Loch Neaton is believed to be England's only loch. In 1875, Scottish railway workers excavated land to establish a new railway from Thetford to Watton and the site filled with water from the River Wissey, forming a lake. A group of Victorian entrepreneurs saw the potential to develop this picturesque spot into a pleasure garden with woodland trails, boats, a bandstand and even winter ice skating. Although the

attractions are long gone, the loch is still a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy – try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.

With its many historic and stunning natural landmarks, plus a superb range of properties to discover, Watton is a jewel in Norfolk's rural crown.



A Historic Photo of Watton High Street



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating, fuelled by a Combi Boiler.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 8607-3245-4829-5706-1913

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.

AGENT'S NOTE

The vendor informs us that the neighbouring property has pedestrian access the shingled driveway to the front of the property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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