

BRITANNIA ROAD

Griston, Thetford IP25 6FU

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. A 'STARKINGS & WATSON' watermark is visible in the bottom left corner of the phone's display area.

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STARKINGS & WATSON

- Detached Family Home
- 16' Sitting Room
- 18' Open Plan Kitchen & Dining Room
- Four Bedrooms
- Family Bathroom & En-Suite Shower Room
- Driveway & Garage
- Private & Enclosed Rear Garden
- 5 Year NHBC Warranty Remaining

IN SUMMARY

Pleasantly situated on the edge of this new development is this DETACHED FAMILY HOME offered in FANTASTIC DECORATIVE ORDER throughout. The living space is formed of a 16' SITTING ROOM and 18' KITCHEN/DINING ROOM - fitted with an array of INTEGRATED APPLIANCES, extended work surface with BREAKFAST BAR and FRENCH DOORS leading to the rear garden. The first floor is formed of FOUR BEDROOMS, with the main bedroom benefiting from an EN-SUITE SHOWER ROOM. A further FAMILY BATHROOM serves the rest of the upstairs accommodation. Externally PATIO area to the rear of the property as well as a RAISED and LANDSCAPED seating area towards the rear of the LAWN are perfect for family life. This IDEAL FAMILY HOME is served by a DRIVEWAY and GARAGE and comes with 5 years remaining NHBC WARRANTY.

SETTING THE SCENE

Turning into the property you will find low level well maintained hedges set within a shingled frontage with slabbed footpath leading to the front door complete with canopy above. Step into this wonderfully presented and modernised detached family house set on the edge of this development, situated in a quiet cul-de-sac leading to open fields.

THE GRAND TOUR

The entrance hall is lined with wood effect flooring leading all the way through the downstairs accommodation, and offers an internal storage cupboard to the rear. To your left is the ground floor cloakroom with W.C, low level basin and radiator. Heading onward from here, passing the carpeted stairs you will step into the 16' sitting room with fitted carpet underfoot and a large uPVC window to the front illuminating this living space. With gas fired central heating and ample room for soft furnishing, this makes the perfect spot to settle down in the evenings. The rear of the property is a fantastic open space creating the social hub of the home - formed of the kitchen and dining rooms. The kitchen benefits from a wide range of wall and base mounted storage as well as integrated fridge/freezer, dishwasher, electric oven and gas hob with extraction fan above as well as a large storage cupboard housing plumbing for the washing machine. Opening beyond the extended work surfaces you will find the breakfast bar and dining room space with uPVC French doors leading to the rear garden. The first floor landing gives access to all four bedrooms as well as the family bathroom, and access to the loft space as well as handy storage cupboard. To the front of the property is the third bedroom with carpeted flooring, double glazed window overlooking the front of the property whilst the main bedroom benefits from an en-suite shower room with walk in shower, WC, low level wash basin and radiator. Towards the rear of the property is the second bedroom overlooking the rear garden with more than enough space to house a double bed as well as additional furnishings. The smaller of the four bedrooms is currently functioning as a home office/study space but would make a great single bedroom or nursery for expectant families. The family bathroom is a modern three



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piece suite with bath, low level ceramic wash basin and WC finished with a radiator and tiled flooring.

THE GREAT OUTDOORS

Immediately to the rear of the property is a flag stone patio area, wood chip planted borders and external tap - surrounded by a timber fence. The garden is predominantly laid to lawn, with a newly added raised patio area with shingled borders making an idyllic seating space in the warmer months.

OUT & ABOUT

The popular market town of Griston offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Griston is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

FIND US

Postcode : IP25 6FU

What3Words : ///woes.hoops.method

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

An estate charge is payable of approximately £180 per year and is currently paid in two instalments of £90 every 6 months.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
 956.62 ft²
 88.87 m²

