



THE STORY OF

78 Griston Road

Watton, Norfolk

SOWERBYS

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78 Griston Road

Watton, Norfolk
IP25 6DL

Detached Family Home

Four Double Bedrooms

En-Suite and Family Bathroom

Study/Fifth Bedroom

Well-Located within the Historic
Market Town of Watton

Double Garage and Off-Road Parking

New Central Heating Boiler

Solar Panels

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“Seamless connection between the dining room and the conservatory...”

Experience comfortable and practical family living within the confines of this modern detached four-bedroom home, complete with a double garage.

Nestled conveniently on the outskirts of a popular development, 78 Griston Road has recently undergone a refreshing transformation. From a brand-new central heating boiler to upgraded carpets and a fresh coat of paint throughout, details have been meticulously attended to creating a cosy ambiance perfect for everyday life.

As you step through the front door, you're greeted by a welcoming entrance

hall which sets the tone for what lies beyond.

To your left, the expansive 18' sitting room beckons, seamlessly connected to the 12' dining room and a delightful conservatory.

An adjacent versatile study presents itself, offering an ideal space for remote work or doubling as a fifth bedroom, conveniently located next to the ground floor cloakroom. Meanwhile, the functional fitted kitchen overlooks the rear garden, accompanied by a side porch for added convenience.





Venture upstairs to discover the our comfortable double bedrooms, each offering an ideal retreat. The principal bedroom boasts the added luxury of an en-suite shower room, whilst a well-appointed family bathroom serves the other three bedrooms.

Outside, a driveway to the side of the property leads the way to the double garage, ensuring ample parking and storage space for all your needs. To the rear, a lawn garden gifts a private retreat, complemented by a patio area ideal for a summer-time morning coffee.

Whether it's unwinding in the serene confines of the conservatory or hosting gatherings in the spacious living areas, 78 Griston Road offers the perfect blend of comfort and functionality for modern family living.





First Floor
Approximate Floor Area
643 sq. ft
(59.76 sq. m)



Garage
Approximate Floor Area
343 sq. ft
(31.90 sq. m)

Ground Floor
Approximate Floor Area
732 sq. ft
(68.04 sq. m)

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.

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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.



Note from the Vendor



“The rear garden offers a private retreat to relax in.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

A. Ref:- 2098-3030-8201-8417-2204

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.

LOCATION

What3words: ///cleanest.require.grumble

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