



**Lawsons**  
ESTATE AGENTS

**4 Manor Road, Griston**

**In Excess of £230,000**



# 4 Manor Road

Griston, IP25 6RG

Delighted to present this three bedroom mid-terraced house, a true gem in the sought-after village location. Boasting stunning views and an enclosed rear garden, this property offers a perfect blend of comfort and style. Renovated to perfection, the house features three bedrooms with built-in wardrobes, a downstairs cloakroom, bathroom with a separate WC, and a convenient utility room. With a garage en-bloc and off-road parking, this home is ideal for families seeking both convenience and elegance.

Council Tax band: A / Tenure: Freehold

## Hallway

5' 9" x 18' 1" (1.76m x 5.50m)

Door way to lounge and kitchen / diner, further doors to downstairs W/C, under stairs storage cupboard and utility room, carpet flooring, radiator and stairs to first floor landing.

## Lounge

10' 4" x 17' 7" (3.16m x 5.37m)

Windows to front and rear, radiator and carpet flooring.

## Kitchen/Diner

9' 5" x 17' 8" (2.86m x 5.39m)

Windows to front and rear, wall and base units with worktop over, inset one and a half bowl sink unit with mixer tap over, matching up-stand and tiled splashback, vinyl flooring, built-in single oven, induction hob with cooker hood over, further built-in dishwasher, space for fridge freezer and radiator.







### **Downstairs W/C**

4' 3" x 2' 9" (1.29m x 0.84m)

Window to rear, low-level WC, wash basin and vinyl flooring.

### **Utility Room**

6' 2" x 7' 7" (1.88m x 2.30m)

Window to side, base units with worktop over, space for washing machine, tumble dryer and fridge freezer, oil fired combination boiler, vinyl flooring and door to the rear garden.

### **First Floor Landing**

8' 9" x 5' 11" (2.66m x 1.80m)

Doors to all bedrooms, bathroom and separate WC, loft hatch, radiator, carpet flooring and window to rear.

### **Bedroom 1**

11' 3" x 9' 7" (3.42m x 2.91m)

Window to front, radiator, carpet flooring and built-in wardrobes.

### **Bedroom 2**

9' 7" x 11' 7" (2.92m x 3.53m)

Window to front, radiator, carpet flooring, built in wardrobe and storage cupboard.

### **Bedroom 3**

10' 7" x 7' 11" (3.22m x 2.42m)

Window to rear, radiator, carpet flooring, built in wardrobe and storage cupboard.

### **Bathroom**

5' 4" x 5' 10" (1.62m x 1.77m)

Window to rear, L shaped bath with mixer tap and shower attachment over, glass shower screen, vanity style wash basin with storage under, part wall tiling, vinyl flooring, heated towel rail and extractor fan.

### **Separate WC**

3' 5" x 2' 5" (1.04m x 0.73m)

Low-level WC and vinyl flooring.



Front Garden

The front garden is mainly laid to lawn with a selection of mature shrubs, plant boards and pathway leading to the front door.

Rear Garden

The rear garden is mainly laid to gravel with patio area to the immediate rear, stunning array of mature shrubs and plant borders, hidden oil tank with trailing plants, outside tap and gate to rear.

Garage

Up and over garage door to front.

Allocated parking

The property offers off road parking with space for 2-3 cars located infront of the single garage en-bloc.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,529.45 per annum for 2025/26.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson’s Estate Agents 01842 755422.

Financial Advice

Lawson’s Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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