



12 Britannia Road, Griston

£230,000 Freehold

Guide Price £230,000 - £250,000 Enjoy far-reaching field views from the upper-floor bedrooms of this well-appointed three-bedroom semi-detached home in Watton. Positioned in a peaceful part of Britannia Road, this property offers a bright dual-aspect living room, a stylish kitchen diner with integrated appliances, and a spacious hallway with storage and a ground floor WC. The master bedroom benefits from an ensuite, complemented by a modern family bathroom and two additional bedrooms. Outside, the private garden features a raised decked area and lawn, perfect for relaxing or entertaining. With a large driveway for off-road parking and a well-connected location near Watton, this is an ideal choice for first-time buyers or families alike.

Council Tax band: C

Tenure: Freehold

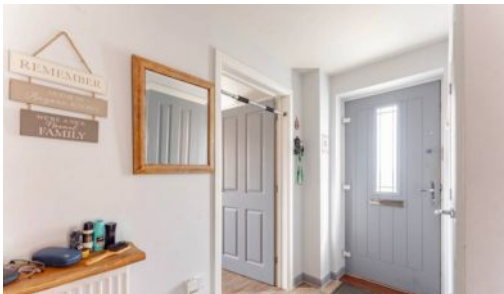
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The Location

Set in Griston, Britannia Road enjoys a peaceful yet well-connected location in the heart of Norfolk. This picturesque setting offers a perfect balance of rural and modern convenience. The property is just a short drive from the historic market town of Watton, where you'll find a variety of shops, cafes, and



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Surrounded by scenic countryside, it's an ideal spot for outdoor enthusiasts, with opportunities for walking, cycling, and exploring nearby nature reserves. The location also benefits from excellent transport links, providing easy access to Thetford, Norwich, and the wider Norfolk area. The location itself boasts a welcoming community atmosphere, making it an idyllic place to call home.

Britannia Road, Griston

Positioned in the quiet area of Watton, this well-proportioned three-bedroom semi-detached home blends modern comfort with countryside charm. Boasting an impressive dual-aspect living room that welcomes in natural light from both ends, this home feels bright, open, and incredibly inviting.

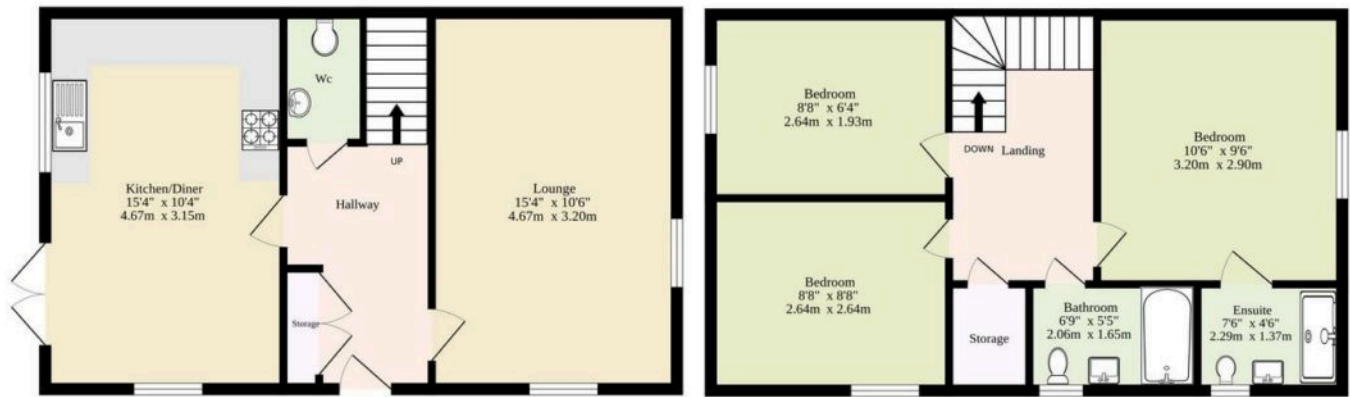
The ground floor offers a generously sized hallway with handy built-in storage and a convenient WC, while the kitchen diner delivers both practicality and style, featuring sleek integrated appliances, plenty of cupboard space and direct access to the garden through elegant patio doors.

Upstairs, three comfortable bedrooms await—each thoughtfully designed for a growing household or visiting guests. The master bedroom comes complete with its own ensuite, while the remaining two rooms are well-served by a fresh and modern family bathroom, giving you the ideal trio of facilities. Both rear bedrooms enjoy far-reaching views across open



Ground Floor
405 sq.ft. (37.6 sq.m.) approx.

1st Floor
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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