



3 Church Road, Griston

Thetford



Guide Price £400,000
Minors & Brady

3 Church Road

Griston, Thetford

Guide Price £400,000 - £425,000. Beneath the quiet charm of village life lies this substantial detached home, offering space, comfort, and versatility in equal measure. Set in a non-estate position within Griston, it provides a rare blend of privacy and accessibility. Inside, the property unfolds with multiple reception rooms, including a cosy lounge with log burner, a stylish open-plan kitchen, and generous dining areas that flow seamlessly for modern family living. A ground floor bedroom, utility spaces, and shower room add further practicality to the layout. Upstairs, four double bedrooms are complemented by an en-suite and a well-appointed family bathroom. The extensive gardens, stretching both front and back, provide a haven for relaxation, play, and entertaining. With ample parking, oil-fired central heating, and UPVC double glazing throughout, this home is perfectly designed for those seeking space and lifestyle in a delightful village setting.

- Guide Price £400,000 - £425,000
- Detached family home in a sought-after non-estate position within the village of Griston
- Spacious lounge with a cosy log burner, flowing into the open-plan kitchen/diner
- Modern fitted kitchen with central island and adjoining dining area overlooking the garden
- Additional reception rooms including a formal dining room and large conservatory
- Practical living spaces with utility room, boot room, and ground floor shower room
- Principal bedroom suite with its own en-suite shower room
- Generous family bathroom serving the remaining double bedrooms
- Extensive gardens to front and rear, with patio, mature planting, and space for outbuildings
- Ample driveway parking for multiple vehicles, plus oil-fired central heating and UPVC double glazing



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Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Set in Griston, Church Road enjoys a peaceful yet well-connected location in the heart of Norfolk. This charming setting offers the perfect balance of a rural setting 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, cafés, and essential amenities, including a Lidl and a large Tesco for all your shopping needs.

Surrounded by scenic countryside, it's an ideal spot for outdoor lovers, with nearby parks and plenty of opportunities for walking, cycling, and exploring nature reserves, including the beautiful Thetford Forest in Thetford.

For those who enjoy staying active, NR Health & Fitness is close by, offering great facilities for health and wellbeing.

The location also benefits from excellent transport links, with easy access to Dereham in one direction and Thetford in the other, as well as great connections to Norwich and the wider Norfolk area. Church Road boasts a welcoming community atmosphere, making it an idyllic place to call home.

Church Road, Griston

Set non-estate position within the charming village of Griston, this impressive detached home offers versatile living space and exceptional outdoor areas, making it an ideal choice for growing families or those who love to entertain.

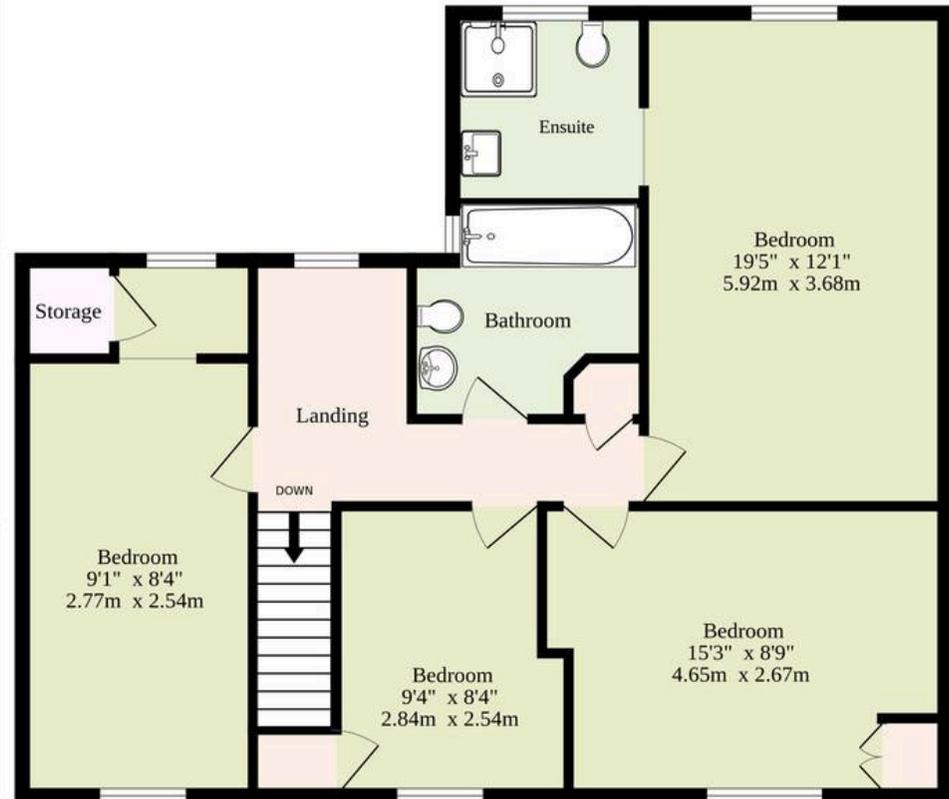
The property welcomes you with a useful entrance porch and hallway that lead into a range of bright and well-proportioned reception rooms. A generous lounge with a log burner creates a cosy focal point, flowing seamlessly into the open-plan kitchen and dining area.



Ground Floor
1108 sq.ft. (102.9 sq.m.) approx.



1st Floor
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 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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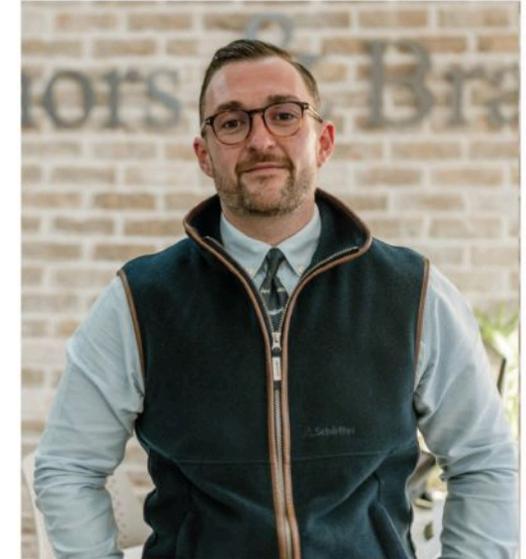
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