



12 Shackleton Road, Griston

Thetford



Guide Price  
Minors & Brady

# 12 Shackleton Road

Griston, Thetford

Overlooking an attractive green, this modern semi-detached home combines a peaceful setting with contemporary living. Still benefiting from 3½ years of NHBC warranty, it offers complete peace of mind for buyers seeking a move-in-ready property. The home features a spacious sitting room, a stylish kitchen/dining area with integrated appliances, and French doors opening to a private rear garden. Upstairs, there are three well-proportioned bedrooms, including a master with en-suite, plus a modern family bathroom. Additional highlights include tandem driveway parking, a ground-floor WC, and excellent storage options throughout. Situated on a quiet no-through road, this property is perfect for those wanting comfort, convenience, and a great location.

- Attractive green outlook from the front of the property
- 3½ years remaining on NHBC warranty for peace of mind
- Situated on a quiet no-through road in a great location
- Spacious sitting room with a large front-facing window and neutral decor
- Modern kitchen/dining area with fully integrated appliances, tiled backsplash and flooring
- French doors opening to a private, minimally overlooked rear garden
- Master bedroom with en-suite shower room
- Two additional well-proportioned bedrooms and a family bathroom
- Tandem driveway parking with gated access to the garden



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## The Location

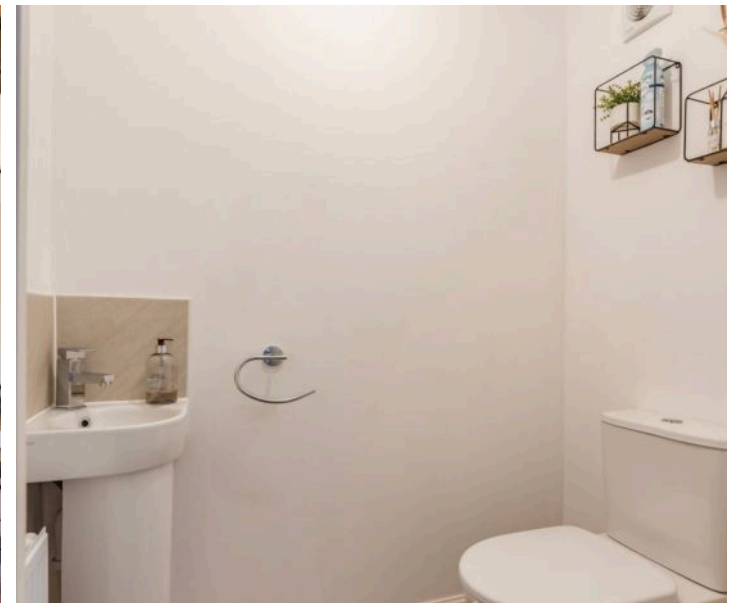
Set in Griston, Shackleton Road enjoys a peaceful yet well-connected location in the heart of Norfolk. This charming setting offers the perfect balance of a rural setting and modern convenience.

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. Shackleton Road boasts a welcoming community atmosphere, making it an idyllic place to call home.



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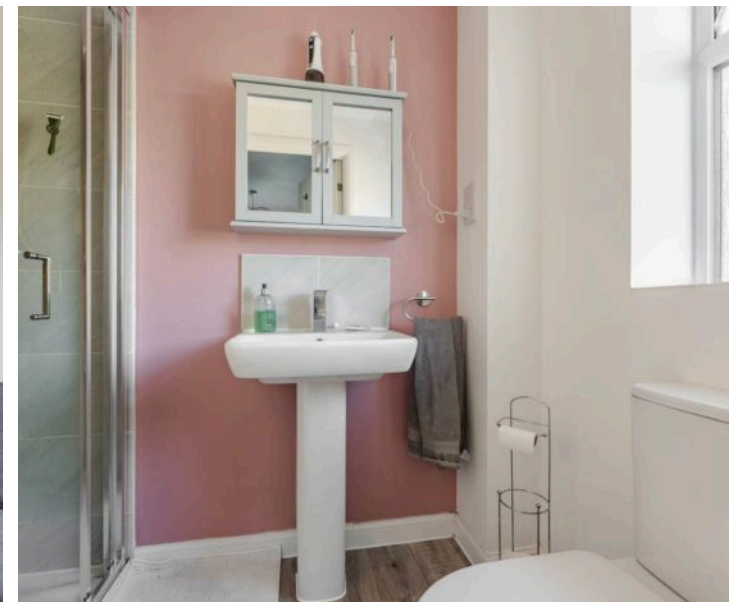
## Shackleton Road, Griston

Situated on a quiet no-through road and overlooking an attractive green, this modern semi-detached home offers the perfect mix of comfort and convenience. Still benefiting from 3½ years of NHBC warranty and boasting **excellent energy efficiency with an impressive EPC rating**, this property is ideal for those seeking a move-in-ready home in a quiet setting.

The property enjoys tandem parking on a private driveway, with gated access leading to the rear garden. The front exterior is welcoming, featuring a mix of lawn and shrub planting, complemented by a paved pathway to the front door.

Step inside to a hallway with access to a ground-floor WC, complete with a toilet and wash basin. The spacious sitting room benefits from a large front-facing window, flooding the room with natural light. The home's neutral décor throughout provides a versatile backdrop to suit any style of furnishings.

To the rear, you'll find a generous kitchen/dining room, designed with both practicality and style in mind. It features fully integrated appliances, neutral cabinetry, and tiled flooring, all enhanced by a green tiled backsplash that ties beautifully with the feature wall in the dining area, creating a cohesive look.



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There's also an under-stair utility cupboard for added storage. French doors open directly onto the rear garden, making this an ideal space for entertaining.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en-suite shower room. The remaining two bedrooms are served by a modern family bathroom with a three-piece suite. The landing offers an additional laundry cupboard, perfect for storing towels and linens.

The rear garden is minimally overlooked, offering excellent privacy. It includes a lawn and patio area, along with a garden shed for practicality. This is a fantastic opportunity to purchase a stylish, well-maintained, and energy-efficient home in a sought-after location.

## Agents Note

Sold Freehold

Connected to all mains services

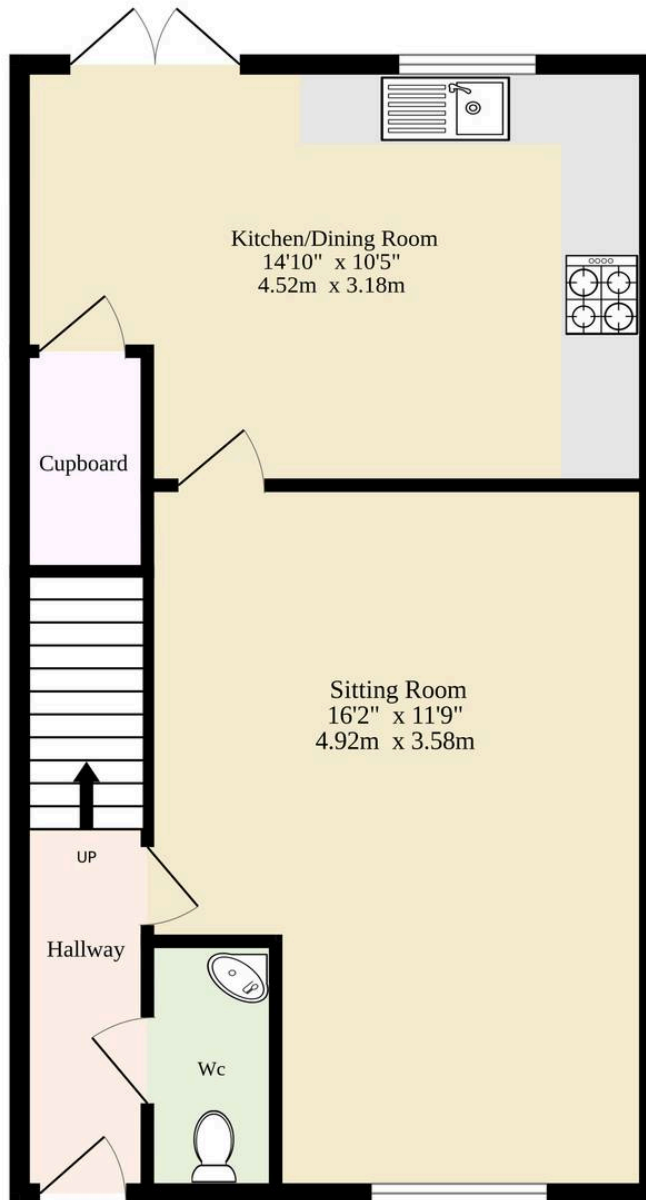
Maintenance Charge: £200 paid annually

**Section 21** - A member of Minors & Brady owns this home

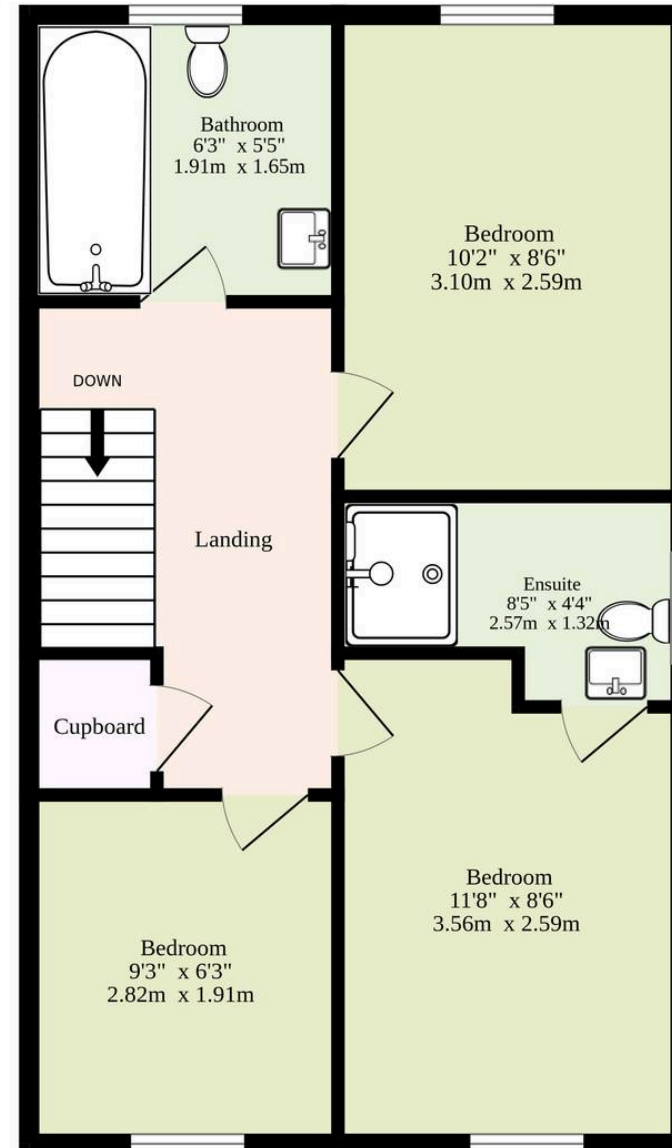


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**Ground Floor**  
389 sq.ft. (36.1 sq.m.) approx.



**1st Floor**  
397 sq.ft. (36.9 sq.m.) approx.



**TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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