



10 Viking Drive, Griston

Minors & Brady



## 10 Viking Drive

Griston, Thetford

A standout modern home offering exceptional efficiency and contemporary comfort, this immaculately presented three-bedroom property brings together high-spec upgrades, smart technology and beautifully finished living spaces. With an outstanding EPC rating of A supported by sixteen solar panels and battery storage, air conditioning, smart heating and lighting controls, and an EV charging point, it delivers impressively low running costs. Inside, the brand new premium kitchen with integrated appliances complements a welcoming living room and a luxurious porcelain-tiled shower room with digital rainfall system, while the principal bedroom enjoys its own en suite. Outside, the landscaped rear garden provides a superb setting with a timber pergola, powered shed and eight outdoor sockets, creating a turnkey home that is ready to enjoy from the moment you arrive.



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Griston, Thetford

- Immaculately presented three-bedroom home finished to a high standard throughout, in the Norfolk village of Griston
- Exceptional EPC rating A supported by sixteen solar panels and battery storage
- Smart home enabled heating and lighting with WiFi connected controls for remote energy management
- Spacious living room with wood effect flooring, fitted blinds, dual aspect windows and air conditioning
- Brand new high specification kitchen installed six months ago with a modern layout and premium integrated appliances, all covered under active manufacturer warranties
- Luxury porcelain tiled shower room fitted three months ago with premium fixtures, digital rainfall system and precision temperature control
- Principal bedroom with en-suite, fitted wardrobe and contemporary finishes
- Landscaped rear garden with timber pergola, artificial turf, mature planting and decorative borders
- Fully powered external storage shed and eight outdoor sockets providing excellent practicality
- Rapid wall mounted EV charging point positioned beside the private driveway



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## 10 Viking Drive

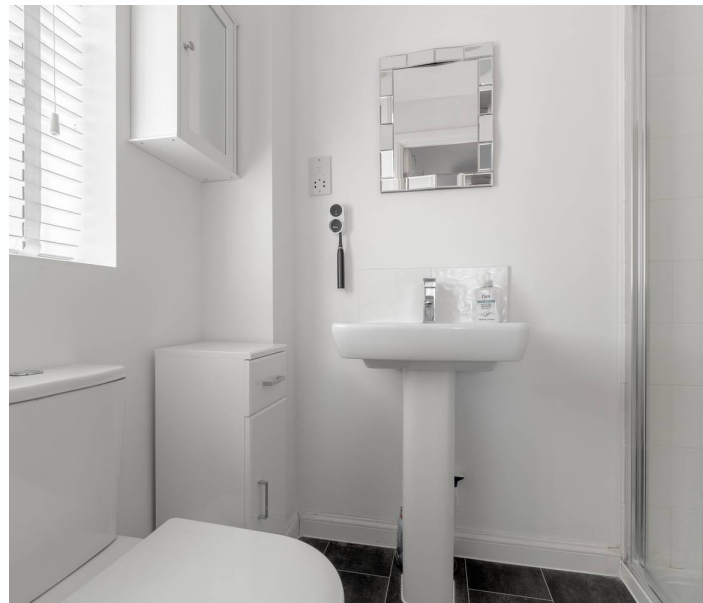
Griston, Thetford

### The Location

Viking Drive sits within a settled residential corner of Griston, giving you that village rhythm where everyday life feels close at hand yet never crowded. The surrounding lanes open out towards farmland and tree-lined walks, making it easy to enjoy the outdoors without needing to venture far. Griston itself offers a friendly, down-to-earth community, while nearby villages such as Caston, Great Hockham and Thompson add more local pubs, green spaces and community spots.

Watton is the nearest town, around ten minutes away, with a wider mix of cafés, services and the closest supermarkets, Tesco Superstore and Sainsbury's, for straightforward day-to-day shopping. Families have good schooling options in reach, including Caston Primary School, Great Hockham Primary School and Wayland Academy in Watton.

Transport links are practical, with bus routes connecting the village to Watton and Thetford, and simple road access leading towards the A11 for wider travel. Altogether, it's a location that supports a relaxed, village-led lifestyle with easy connections to neighbouring communities and essential amenities.



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This immaculately presented three-bedroom home in Watton offers a refined modern setting with exceptional energy efficiency and a host of premium upgrades already in place.

Finished to a high standard throughout, it provides a welcoming environment for buyers seeking a stylish, low-maintenance home with excellent running costs and thoughtful enhancements at every turn.

The welcoming entrance hall greets you, complemented by a convenient cloakroom. Positioned at the front of the residence is a living room that sets a calm and comfortable tone from the moment you enter, with wood-effect flooring, fitted blinds, a radiator and an air-conditioning unit providing year-round comfort. Double glazed windows to the front and side aspects bring in natural light, creating an inviting space for everyday relaxation or entertaining.

The heart of the home is the brand-new high-specification kitchen, installed within the past six months. Designed with a contemporary layout and premium integrated appliances, it includes an eye-level oven, induction hob, extractor hood, integrated wine cooler, fitted blinds, a central breakfast bar, a one-and-a-half bowl sink and drainer, a water softener and dedicated space for an American-style fridge freezer. All appliances remain fully covered under active manufacturer warranties, offering peace of mind for the next owners.

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Smart heating controls, Wi-Fi-enabled lighting and air conditioning, further elevate the home's modern convenience.

Upstairs, the principal bedroom enjoys its own en suite, fitted with a shower cubicle, pedestal basin, low-level WC, extractor fan, radiator and fitted blinds.

The remaining two bedrooms share a recently completed shower room that introduces a premium finish, featuring porcelain tiling, a digital rainfall shower with precision temperature control, a double shower enclosure with sliding door, a pedestal basin with storage, a low-level WC, a wall-mounted heated towel rail, fitted blinds and a frosted window.

Energy efficiency is a standout feature, with sixteen solar panels supported by battery storage delivering significantly reduced running costs and an exceptional EPC rating of A. The property also benefits from NHBC cover until 2028.



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The landscaped rear garden has been designed for easy enjoyment, offering a patio seating area beneath a timber pergola, artificial turf, mature planting, decorative shingled borders, raised beds, a water feature and a powered timber shed. Eight outdoor sockets provide excellent practicality for lighting, tools or outdoor entertaining.

The front of the home features an attractive shingled area with established shrubs and a durable driveway with parking for two vehicles and access to the EV charging point.

This is a turnkey home where every upgrade has been carefully considered, creating a stylish, efficient and comfortable living environment ready for its next owners.

## Agents Notes

- Freehold.
- Connected to mains water, electricity and drainage.
- Air source heating system.
- Boiler installed two years ago.

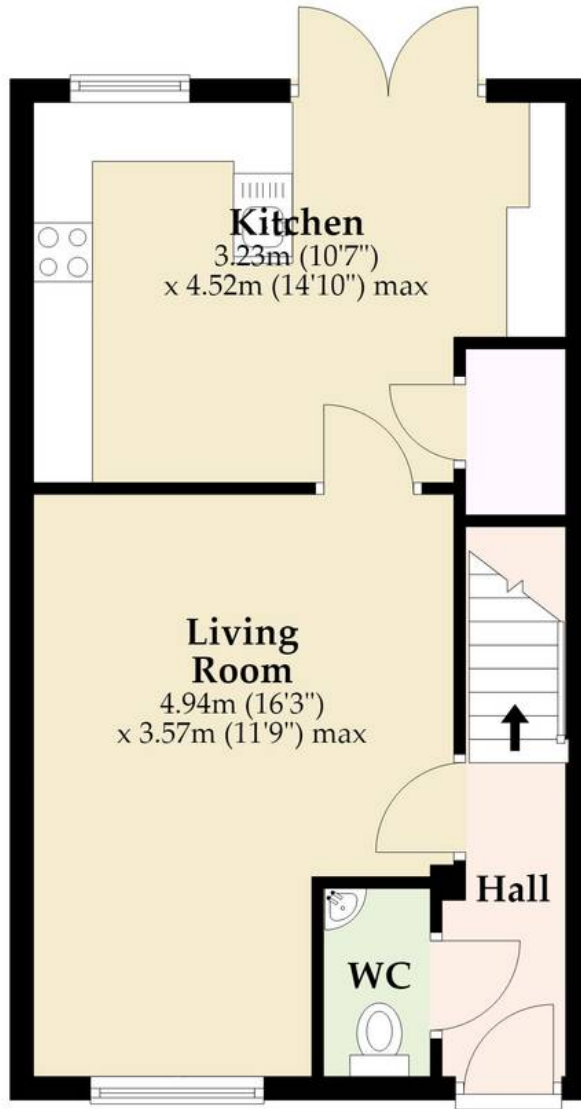
Solar panels are owned outright by the current owners, generating an income of approx. £50 pcm.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 97        |
| (81-91) <b>B</b>                            | 85      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

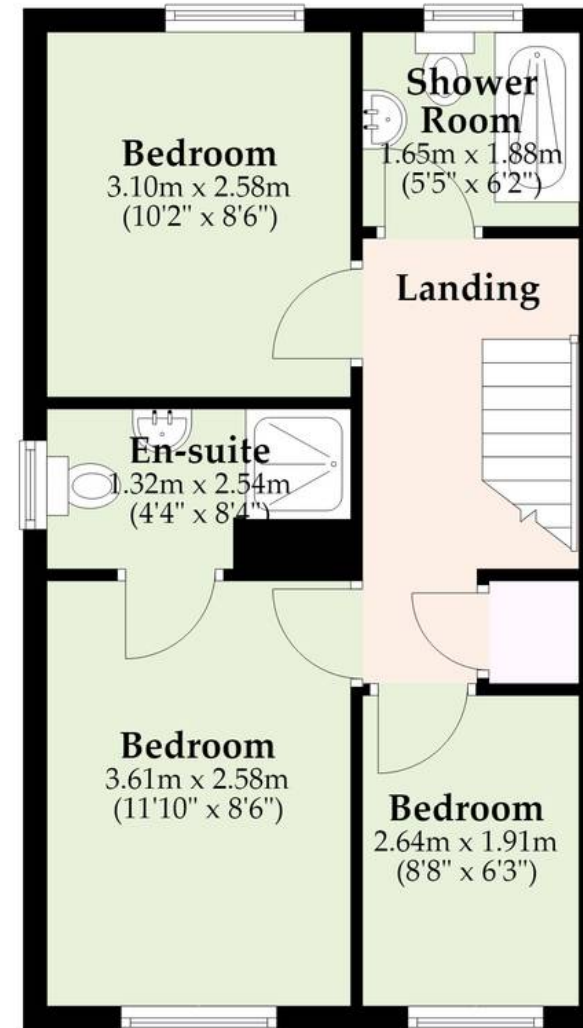
## Ground Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



## First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 75.0 sq. metres (807.5 sq. feet)

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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.

Plan produced using PlanUp.

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