



4 Britannia Road, Griston

Minors & Brady



4 Britannia Road

Griston, Thetford

Set within a popular village development, this beautifully presented three-bedroom semi-detached home offers bright, contemporary accommodation, a generous south-west facing garden and the reassurance of the remaining NHBC warranty. Built by Barratt Homes in 2019 and thoughtfully enhanced by the current owners, the property provides well-planned living spaces, a light and airy feel throughout, and driveway parking for two vehicles, creating a home perfectly suited to modern family life, professional couples and those looking for a move-in-ready property in a well-connected Norfolk village setting.

- Vendor found
- Well-presented three-bedroom semi-detached home within a popular modern village development
- Built by Barratt Homes in 2019 and benefiting from the remainder of the NHBC warranty
- Bright and well-proportioned accommodation designed to suit modern family living
- Spacious sitting room and a contemporary kitchen/dining room forming the heart of the home
- Attractive kitchen fitted with a range of modern units, integrated appliances and access to the rear garden
- Principal bedroom featuring a private en-suite shower room with a newly installed shower
- Two further versatile bedrooms, ideal for family members, guests or home working
- Generous south-west facing rear garden with a private outlook, patio seating area and lawn
- Driveway parking for two vehicles, together with UPVC double glazing and gas-fired central heating throughout

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The Location

Britannia Road is situated within the well-served Norfolk village of Griston, offering a peaceful countryside setting whilst remaining conveniently located for access to nearby towns and amenities. The village is popular with families, professionals, and retirees seeking a rural lifestyle within an established community.

Griston benefits from a range of local amenities, including a village shop, primary school, community facilities, and public house, while the nearby market town of Watton provides a wider selection of supermarkets, shops, healthcare services, and leisure facilities. The surrounding Norfolk countryside offers an abundance of walking, cycling, and outdoor recreational opportunities.

The village is well positioned for access to the A11, providing straightforward road links to Norwich, Thetford, and Cambridge. Rail services are available from nearby stations, offering connections to wider regional and national destinations.

Britannia Road offers an attractive opportunity to enjoy village living in a convenient and accessible Norfolk location, surrounded by countryside and within easy reach of everyday amenities.



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Built by Barratt Homes in 2019 and benefitting from the remainder of its NHBC warranty, this beautifully presented three-bedroom semi-detached home offers light-filled accommodation, a generous south-west facing garden and driveway parking for two vehicles.

The property has been exceptionally well maintained by the current owners and is ideally suited to modern family life, with thoughtfully arranged accommodation and practical features throughout.

A welcoming entrance hall leads into the sitting room, a comfortable space with plenty of natural light. To the rear, the kitchen/dining room provides an excellent hub for day-to-day living, whether enjoying family meals, hosting friends or helping with homework around the dining table. Fitted with a range of contemporary units, work surfaces and integrated appliances, the room enjoys views over the garden and direct access outside, making it particularly enjoyable during the warmer months. A cloakroom completes the ground floor.

On the first floor are three well-proportioned bedrooms, together with a stylish family bathroom. The principal bedroom benefits from its own en-suite shower room, enhanced by a newly installed shower fitted approximately six months ago. The additional bedrooms offer flexibility for growing families, guests or those working from home.



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Further benefits include gas-fired central heating, UPVC double glazing and a loft which has been boarded and insulated, providing valuable storage space.

Outside, the rear garden is a particular feature of the property. Generous in size and enjoying a sought-after south-west facing aspect, it is an excellent space to make the most of afternoon and evening sunshine. Fully enclosed and enjoying a notably private outlook, the garden offers a lawn, established planting and a patio area ideally positioned for outdoor dining and entertaining.

To the side of the property, a driveway provides parking for two vehicles.

Offering modern convenience, energy-efficient construction and a well-designed layout, this is a home that will appeal to a wide range of buyers, from first-time purchasers and young families to those seeking a village setting with excellent access to surrounding Norfolk market towns and countryside.

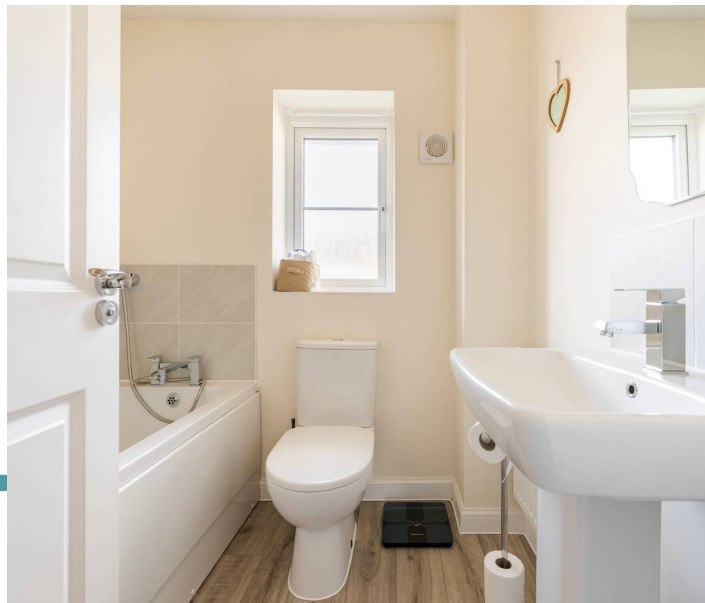
Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

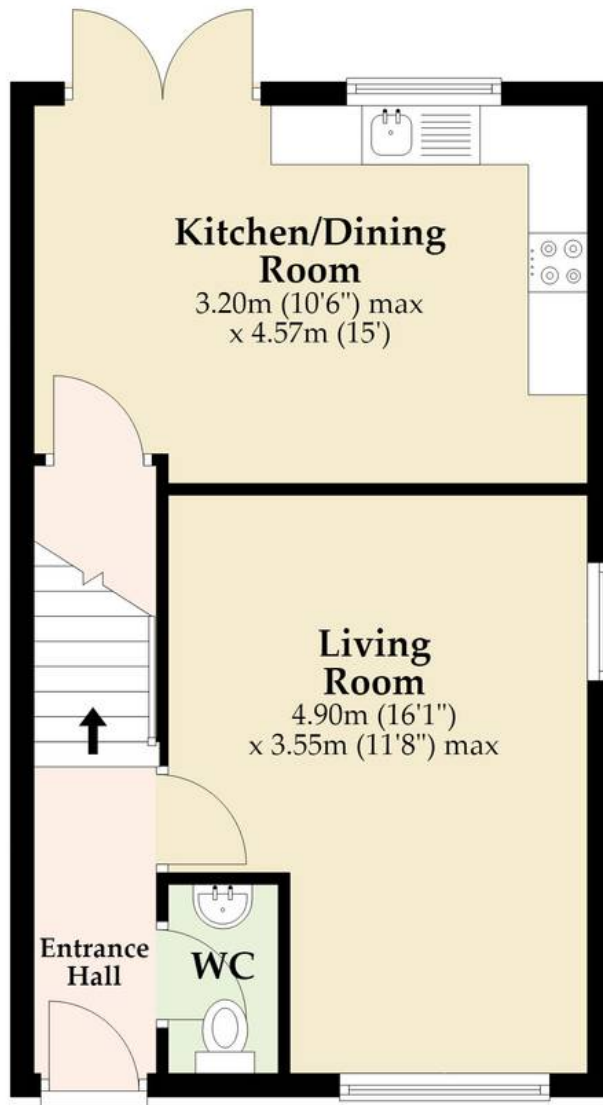
Gas central heating system.

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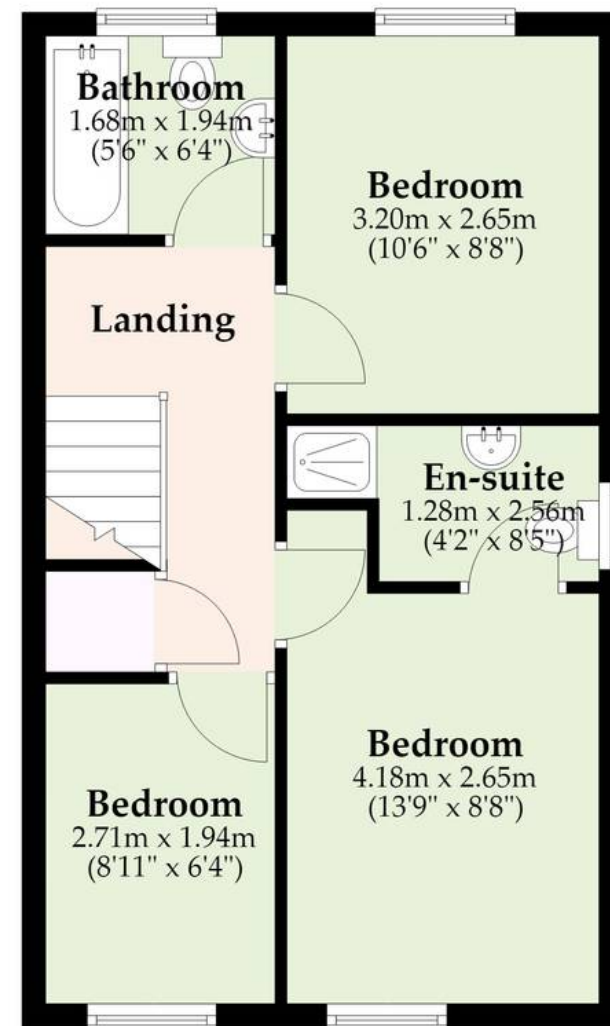
Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.2 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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