



6 Watton Road, Griston

In Excess of £425,000

Minors & Brady



Energy-efficient, future-ready living without compromising on comfort or style. This exceptional detached bungalow combines contemporary design, accessible living and outstanding eco credentials, creating a home perfectly suited to modern lifestyles. Offering an impressive EPC A rating, solar panels with battery storage, an air source heat pump, underfloor heating and an EV charging point. The spacious open-plan living area forms the heart of the home, flowing seamlessly to a beautifully landscaped and low-maintenance rear garden. Three double bedrooms, including a principal bedroom with en-suite, provide flexible and comfortable accommodation for families and downsizers alike. Set in a private position with ample parking, a large garage and thoughtfully designed accessible features throughout, this is sustainable living at its very best.

- Exceptional EPC A rated home designed for energy-efficient modern living
- Nineteen solar panels with battery storage helping to reduce running costs
- Air source heat pump and underfloor heating with individual room controls
- Ohme Pro EV charging point supporting a sustainable and future-ready lifestyle
- Impressive 25ft open-plan living space with doors opening to the garden
- Contemporary kitchen featuring integrated appliances and direct garden access
- Three double bedrooms including a principal suite with en-suite shower room
- Fully accessible design throughout the property and landscaped outdoor spaces
- Private driveway with ample parking and a large garage with electric door
- Landscaped rear garden featuring raised beds, summer house and entertaining patio

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6 Watton Road

Griston, Thetford

The Location

Positioned within the popular Norfolk village of Griston, this location offers a wonderful balance of countryside tranquillity and everyday convenience. Surrounded by attractive rural landscapes, residents can enjoy a peaceful village lifestyle while remaining within easy reach of a wide range of amenities.

The historic market town of Watton is just a short drive away and provides an excellent selection of shops, cafés, supermarkets, and essential services, making day-to-day living both easy and convenient. For those who enjoy the outdoors, the surrounding countryside offers an abundance of walking and cycling routes, with nearby nature reserves and the renowned Thetford Forest providing endless opportunities to explore and unwind.

Health and wellbeing facilities are also close at hand, including a well-equipped local fitness centre, while the area's excellent road connections ensure convenient access to Watton, Dereham, Thetford and Norwich. Combining a strong sense of community with the beauty of the Norfolk countryside, this is a setting perfectly suited to those seeking a relaxed and well-connected way of life.



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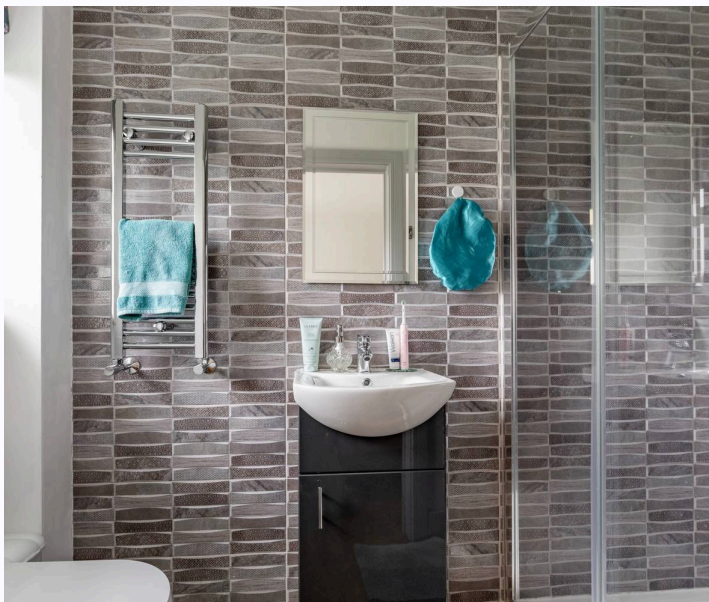
Griston, Thetford

Watton Road, Griston

Set within a peaceful village setting, this exceptional detached bungalow has been thoughtfully designed to combine modern comfort, accessibility and environmental responsibility. Immaculately presented throughout, the property offers spacious and versatile accommodation with a strong focus on energy efficiency, making it an outstanding choice for buyers seeking a future-proof home with low running costs and a reduced environmental footprint.

At the heart of the property is an impressive dual-aspect open-plan living space, perfectly designed for modern lifestyles. Filled with natural light and enjoying direct access to the rear garden through double doors, this welcoming area provides the ideal setting for both everyday living and entertaining. The adjoining contemporary kitchen is equally impressive, offering a stylish yet practical environment complete with integrated appliances, ample storage and convenient garden access.

The bungalow provides three generous double bedrooms, ensuring comfortable accommodation for family members and guests alike. The principal bedroom benefits from a well-appointed en-suite shower room, while a modern family bathroom serves the remaining bedrooms. Designed with accessibility at its core, the property offers spacious circulation areas and ease of movement throughout both the internal and external spaces, making it suitable for a wide range of lifestyles and mobility requirements.



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Griston, Thetford

One of the most impressive aspects of this home is its commitment to sustainable living. Boasting an EPC rating of A, the property incorporates a wealth of eco-conscious technology designed to minimise energy consumption and maximise efficiency. An Air Source Heat Pump works alongside underfloor heating, with individual room thermostats allowing precise temperature control throughout the home. Nineteen solar panels are complemented by four battery storage units, providing a minimum output of 5kW and helping to significantly reduce energy costs. In addition, the Matebox system offers the added reassurance of continued electricity supply during power interruptions, creating a highly resilient and efficient home environment.

Further enhancing its environmental credentials, the property benefits from an Ohme Pro electric vehicle charging point, allowing owners to support a greener lifestyle while enjoying the convenience of home charging. Combined with the property's renewable energy systems and low-maintenance design, this is a home created with sustainability firmly in mind.



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Griston, Thetford

Outside, the property enjoys a private position approached via a shared driveway, creating a sense of seclusion while still remaining accessible. Ample off-road parking is available alongside a large attached garage featuring an electric roller door, power, lighting and convenient rear access. The beautifully landscaped rear garden has been carefully designed to be both attractive and easy to maintain, featuring artificial lawn, established borders, raised vegetable beds and a generous patio area ideal for outdoor dining and entertaining. A summer house adds further versatility, while the productive kitchen garden area offers an excellent opportunity for those wishing to embrace a more sustainable lifestyle through home-grown produce.

Accessible pathways and thoughtful landscaping ensure the outdoor space is as practical as it is attractive, allowing enjoyment of the garden for a wide range of users. Beyond the rear boundary, open green space enhances the sense of openness and tranquillity, completing the appeal of this remarkable home.

Agent's Note

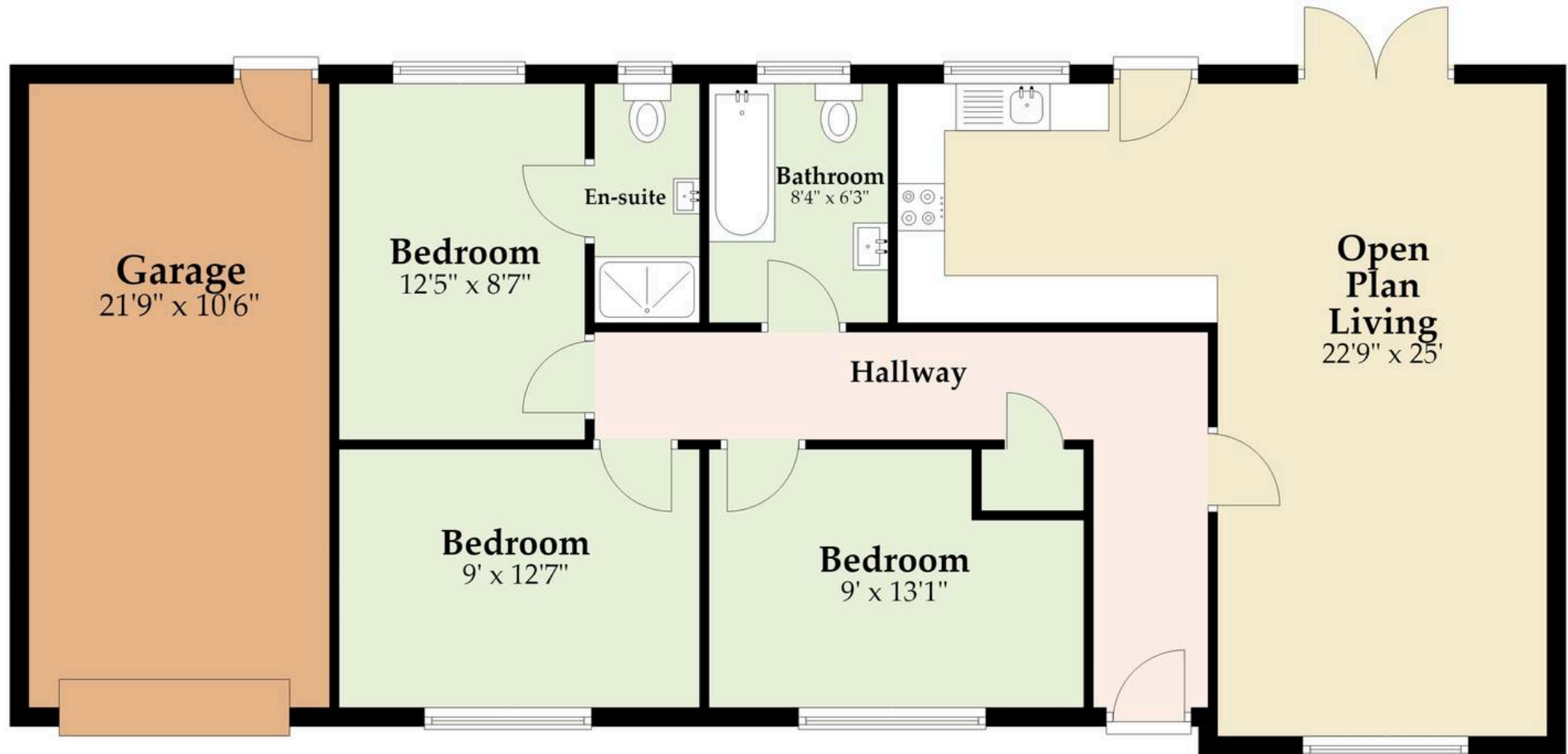
This property will be sold freehold and connected to air-source heat pump, mains water, electricity and drainage.



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Ground Floor

Approx. 1254.1 sq. feet



Total area: approx. 1254.1 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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