



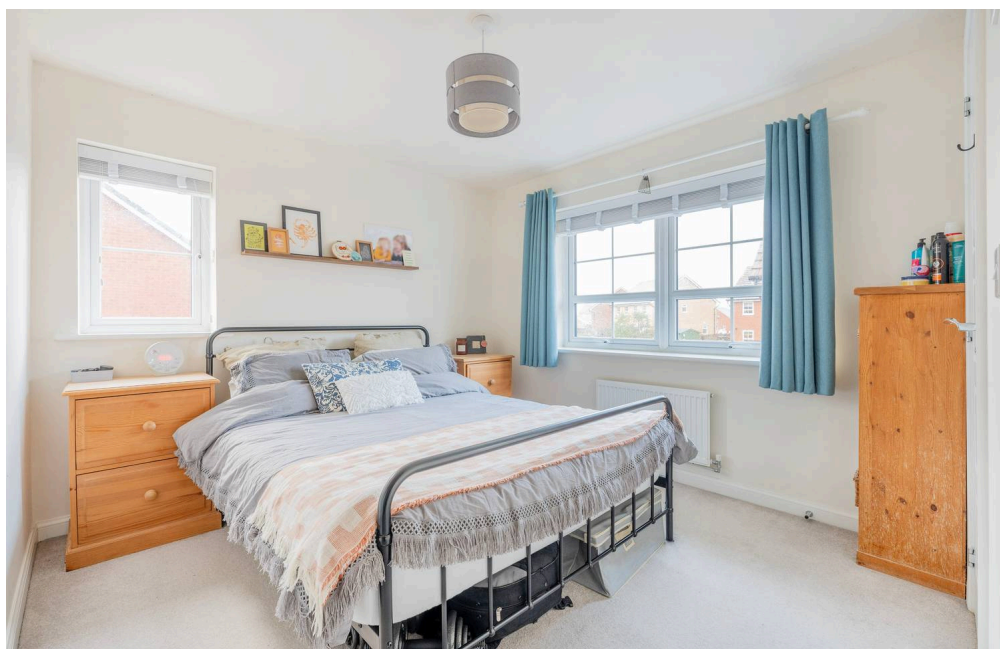
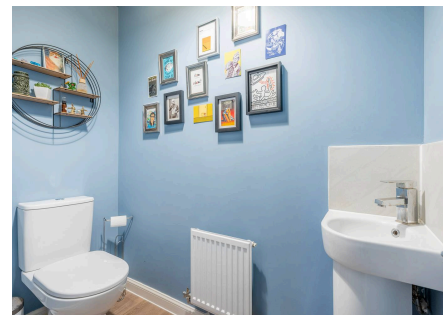
1 Britannia Road, Griston

£250,000 Freehold

Ready to be enjoyed by its next owner, this immaculate 3-bedroom semi-detached house presents an opportunity for comfortable living in a sought-after location. This home showcases excellent decorative condition throughout, providing a modern and comfortable living environment.

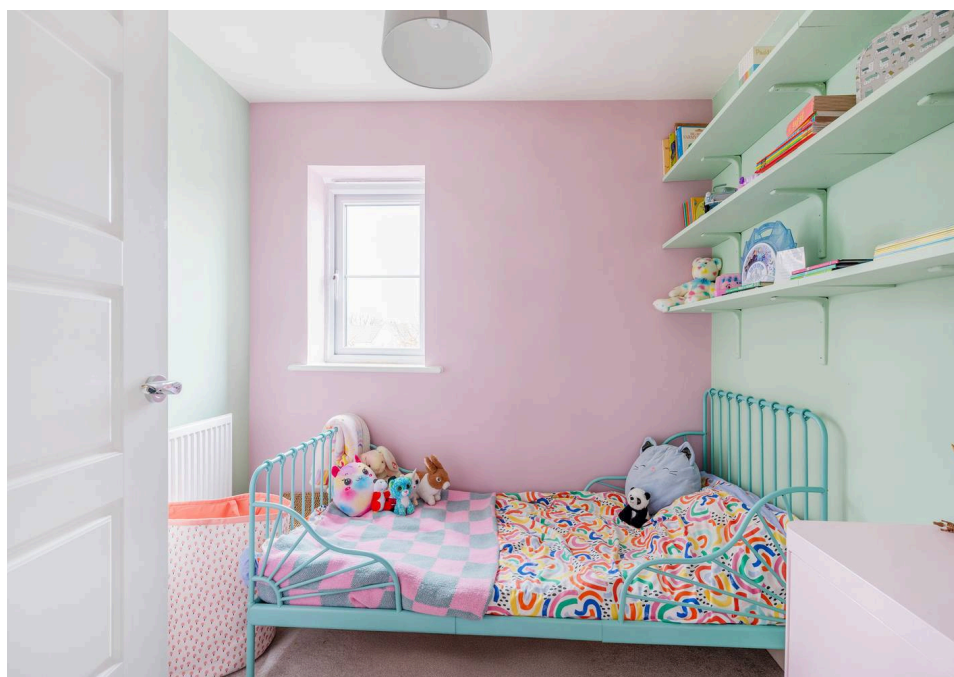
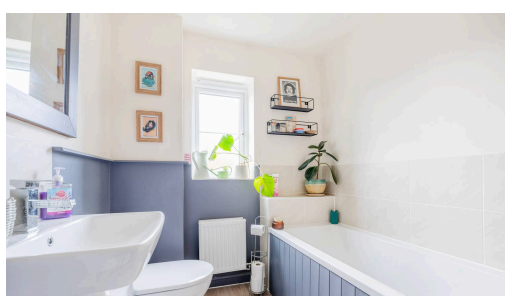
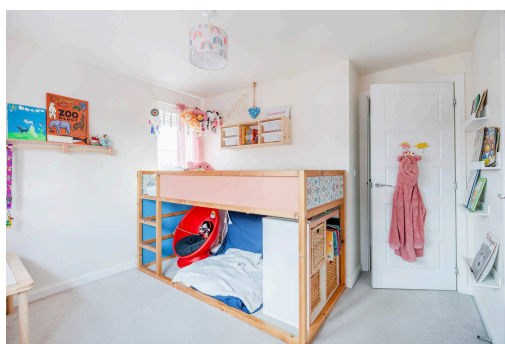
Location

Nestled in the charming village of Griston, Britannia Road enjoys a peaceful yet well-connected location in the heart of Norfolk. This picturesque setting offers a perfect balance of rural tranquility 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, cafes, and amenities. Surrounded by scenic countryside, it's an ideal spot for outdoor enthusiasts, with opportunities for walking, cycling, and exploring nearby nature reserves. The location also benefits from excellent transport links, providing easy access to Thetford, Norwich, and the wider Norfolk area. Griston itself boasts a welcoming community atmosphere, making it an idyllic place to call home.



Britannia Road

As you step inside, you are greeted by a hallway leading to a spacious lounge to the left, and to the right, a modern kitchen/diner boasting integrated appliances. The kitchen/diner benefits from natural light entering through a front window as well as double doors leading to the rear garden.



Alongside this, the ground floor comprises a convenient cloakroom and under stairs storage, offering ample space for storage including large appliances.

Upstairs, this property features three bedrooms - two of which are dual aspect bedrooms, an ensuite to the main bedroom, and a family bathroom. The main bedroom also offers fitted blinds and the option to include the wardrobes as part of the sale. Additionally, there is generous storage space including a boarded loft, ensuring practicality and organisation.

Outside, the property boasts off-road parking for two vehicles, perfect for modern living convenience. The rear garden presents a paved area and a well-maintained lawn, complemented by a good-sized shed and a separate bike shed, providing additional storage solutions.

This property benefits from outstanding transport links, offering easy accessibility to Thetford, Norwich, and the wider Norfolk area. Whether you're commuting to work or exploring the local amenities, this location facilitates seamless travel.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Ground rent - £10/month

Council Tax band: C

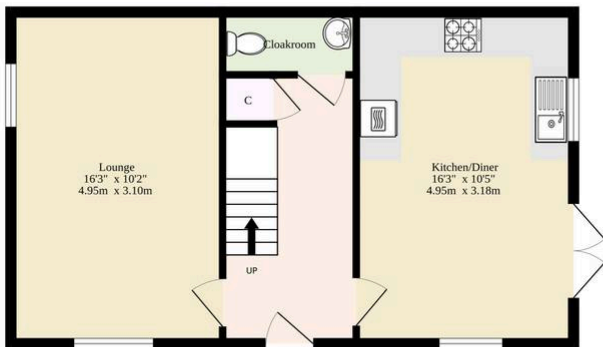
Tenure: Freehold

EPC Energy Efficiency Rating: B

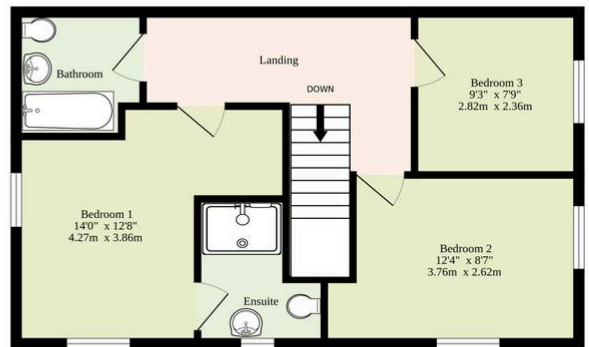
EPC Environmental Impact Rating: B



Ground Floor
337 sq.ft. (31.3 sq.m.) approx.



1st Floor
360 sq.ft. (33.4 sq.m.) approx.



Sqft Excludes Hallway, Wc, Landing, Bathroom And Ensuite

TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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