



Plot 2, The Orchards
Church Road
Griston
Norfolk
IP25 6QA

Guide Price
£550,000





A boutique development of four high quality bungalows offering accommodation which tick all the boxes of modern day living.

Location

An historic village which can be traced back to the Domesday Book, Griston is just 2 miles from the market town of Watton where weekly food and flower markets are held. The village has a sociable community and the ever popular Public House 'The Waggon and Horses' has a great reputation for serving excellent food and drinks. The local Griston Hall near Wayland Wood is in folklore the abode of the wicked uncle who ordered the death of his wards, the Babes in the Wood, so that he could inherit their property. The village sign reflects the story. The next village, Caston has a primary school and pub, and just four miles away is Rocklands Community Shop, with a Post Office and tea room.

Attleborough and Thetford Town centres are a short drive away along with the market town of Watton which is two miles away, with an impressive selection of shops, schools and sports and leisure facilities. The cathedral city of Norwich is about 22 miles with its beautiful heritage, vibrant nightlife, sophisticated shopping, cafés, bars and mouth-watering restaurants. There are also a number of sought after schools and colleges. Norwich offers access to all the major rail links and Norwich International Airport. Further main line railway links in both Aylsham and Downham Market are once again both only a short drive away.





Property

Plot 2 is part of a boutique, four dwelling development constructed by a respected local builder. All four bungalows have been constructed with the highest quality at the forefront of the build. They offer spacious, modern living accommodation with generous gardens and double garaging. The houses are of traditional brick and block construction with composite UPVC windows for ease of maintenance and a composite front door in grey.

The internal layout has been designed to maximise single storey living with a large living room and an open kitchen/dining room. The kitchen is supplied from Howdens with high quality quartz worktops and integrated appliances such as separate fridge and freezer, induction hob, oven and dishwasher are included. Separate utility and study rooms are provided within the property an essential for modern day living. Plot 2 has a large master bedroom with built in wardrobe and an en-suite shower room. Three other double bedrooms and a family bathroom completes the accommodation on offer. The property will come with a professional building guarantee along with a developer 2 year defects warranty.

Outside

The property is accessed via a shared driveway which leads to all four bungalows offering a private cul-de-sac feel. Plenty of space for parking is available with the addition of a double garage complete with an electric connection and an up and over electric door in black.

The large rear garden has an Indian sandstone patio area off the patio doors from the kitchen. The gardens are all levelled and seeded ready for occupation.

Services

Central heating via air-source heat pump to underfloor heating at ground level and radiators on first floor. The underfloor heating is controlled via touch screen control points. Mains water, electric and drainage is connected to each property.

Directions

From our Wymondham office, proceed onto the A11 heading south towards Cambridge. Come off at the first Attleborough onto the B1077 and head through Great Ellingham and Caston. After leaving Caston, turn left onto Thompson road and the next right into the centre of Griston. The development will be found on the right hand side, clearly marked by a for sale board.

Viewings

Strictly by appointment through TW Gaze.

REF: 19129/2/CJC

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Approx. 167.9 sq. metres (1807.4 sq. feet)



Total area: approx. 167.9 sq. metres (1807.4 sq. feet)

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