

property details **approval form**

Plot 4 Church Road, Griston, Thetford, Norfolk, England, IP25 6QA

Date: 21 February 2026

Property Ref and Version: WAT108668 - 0003



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 9 High Street, Watton, THETFORD, Norfolk, IP25 6AB

T 01953 881951 **E** Watton@williamhbrown.co.uk

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>> **price**

£250,000

Tenure: Freehold

>> **key features**

- > Outstanding Homes in a Quiet Norfolk Village
- > Ideal for First Time Buyers and Down-sizers
- > Mid-Terraced Family Home with Three Bedrooms
- > Energy Efficient Air-Source Central Heating
- > Spacious Private Garden to Rear
- > Fully Equipped Modern Kitchen
- > Cloakroom, En-Suite & Family Bathroom
- > Off Road Parking & Car-Port
- > EPC Rating: Exempt

>> **short description**

Final Homes Remaining !

Situated on a new development with just a handful of homes, this three-bedroom is located in a quiet village in Norfolk and is close to transport links. Ideal for both first time buyers and those looking to downsize, a fully fitted contemporary kitchen diner and car port !

>> **long description**

William H Brown Watton bring to the market this fantastic three-bedroom mid-terraced home, meticulously crafted by a local development company, with a reputation for building quality homes.

Modern living, featuring air-source heat pump central heating, UPVC double glazing, integrated kitchen appliances, a downstairs cloakroom, and a family bathroom, all designed with a contemporary touch.

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In brief, the property includes an inviting entrance hall, cloakroom w.c., a spacious lounge/diner, a stylish kitchen, a first-floor landing, three well-appointed bedrooms, master bedroom with en-suite and a family bathroom. The home also boasts an enclosed rear garden, off-road parking and car-port.

This desirable property will cater to a wide variety of prospective homeowners and is sure to garner significant interest.

Call us now to arrange an appointment!

>> **directions**

>> **Agent Note**

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>> room description

The Accommodation

External entrance door opening to:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom W.C.

Fitted with a two piece suite comprising W.C, hand wash basin with storage below, storage units, heated towel rail, UPVC double glazed side window, plumbing for washing machine and tumble dryer.

Lounge

UPVC double glazed front window, TV point, telephone point, radiator.

Kitchen / Diner

Fitted with a matching range of base, wall and drawer unit, stainless steel sink unit and drainer, built in oven, electric hob with cooker hood over, built in fridge freezer, built in dishwasher, tiled splashbacks, ceiling spotlights, UPVC double glazed rear window, UPVC double glazed patio door to the rear garden.

First Floor Landing

UPVC double glazed side window, radiator, airing cupboard.

Bedroom One

UPVC double glazed front window, radiator.

Bedroom Two

UPVC double glazed rear window, radiator.

En-Suite

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin with storage below, shaving points, tiling, heated towel rail.

Bedroom Three

UPVC double glazed rear window, radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin with storage below, shaving point, tiling, heated towel rail, UPVC double glazed front window.

Location

Griston is Breckland village just a couple of miles south of the busy market town of Watton and within easy access to the larger market towns of Attleborough and Thetford on the newly dualled A11 which in turn gives opportunities for commuting to Cambridge and Stansted Airport in about an hour or so.

The village still enjoys the benefits of a popular pub/restaurant, The Wagon & Horses and there are some local

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>> **room description**

business employment opportunities. There are primary schools in the nearby villages of Caston and Thompson and secondary schooling in Watton.

Agents Note

Some photographs shown are from different plots on the development and have been digitally dressed for illustration purposes.

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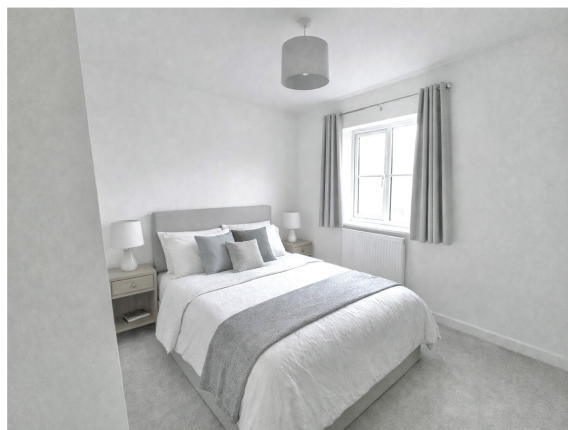
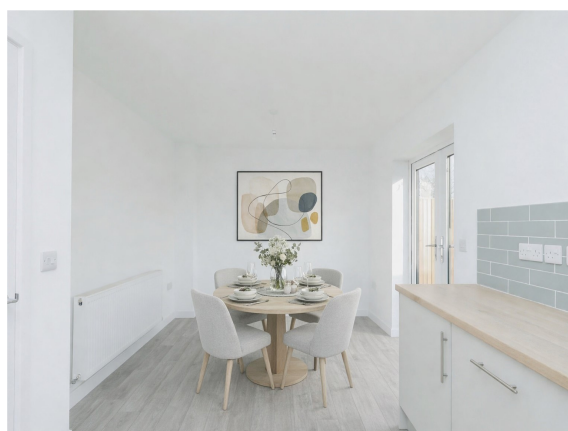
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>> **property images**



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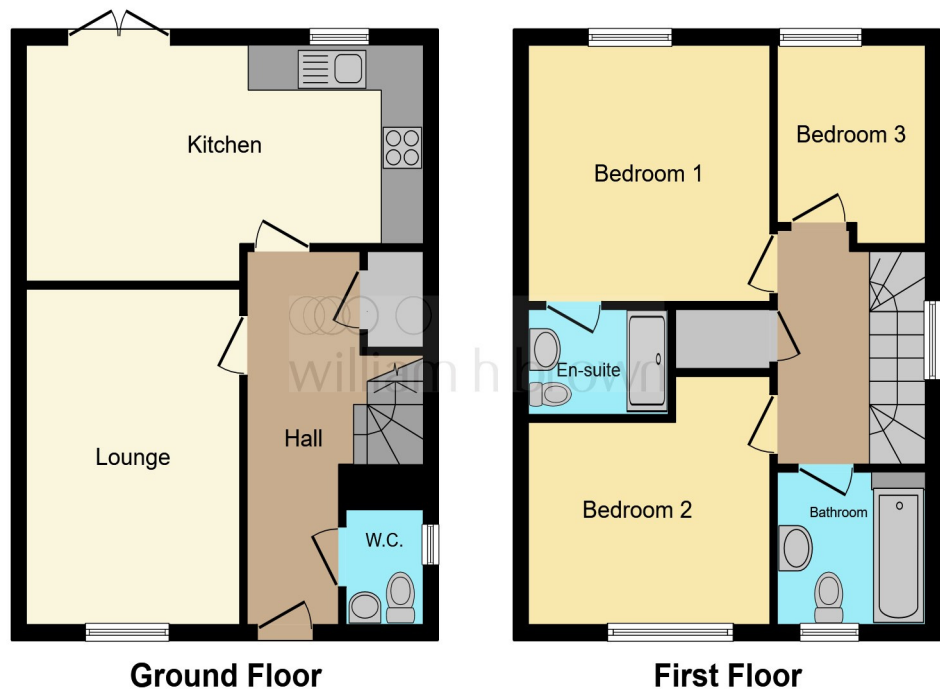
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Joe Daisey		
Lewis Mantle		
Norfolk Land Development		