



SAUNTON

3 CHURCH ROAD, GRISTON, THETFORD, IP25 6PY



A well-appointed five-bedroom family home in Griston, benefitting from spacious and versatile accommodation .

Set in a tucked-away, non-estate position in the popular village of Griston, this striking detached home provides generous and flexible accommodation, ideal for family living and those who enjoy hosting.

On arrival, an inviting entrance porch and hallway lead through to a selection of bright, well-sized reception spaces. The spacious lounge, complete with a log burner, offers a warm and welcoming atmosphere and opens smoothly into the open-plan kitchen/dining area. The kitchen features a stylish range of contemporary units and a central island, flowing into a large dining space with views over the garden—perfect for everyday meals or relaxed entertaining. A separate formal dining room and an impressive conservatory add further versatility for family events or social occasions. Everyday practicality has also been thoughtfully considered, with a utility room, boot room, and a ground-floor shower room. A fifth bedroom on this level provides excellent flexibility, whether used as a guest room, study, or hobby space.

Upstairs, there are four comfortable double bedrooms. The principal bedroom enjoys the benefit of an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Ample built-in storage helps keep everything neatly organised.

Externally, the property occupies a generous plot with extensive front and rear gardens. The wide frontage includes a driveway providing plenty of parking, while the impressive rear garden mainly laid to lawn with mature planting and a patio offers a superb outdoor space for children, entertaining, or potential outbuildings (subject to permissions).

With oil-fired central heating, UPVC double glazing, and a well-planned layout that balances comfort with functionality, this home offers an excellent opportunity for buyers seeking space, privacy, and a village lifestyle within easy reach of local amenities.



5



2



3



8.4
Miles



EPC



FLOOR PLAN

GROUND FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 1883 sq.ft. (174.9 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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LOCATION

Griston is a village just 2.9 miles from the town of Watton, which is located in the heart of Breckland. The town is well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre. Surrounded by scenic countryside, it's an ideal spot for outdoor lovers, with nearby parks and plenty of opportunities for walking, cycling, and exploring nature reserves, including the beautiful Thetford Forest. The location also benefits from excellent transport links, with easy access to Dereham in one direction and Thetford in the other, as well as great connections to Norwich and the wider Norfolk area.

SERVICES

Oil fired central heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Breckland District Council
Council Tax Band D

ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

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