



**Plot 13, The Douglas, Crown Street, Methwold, Thetford, IP26
4NR**



welcome to

Plot 13, The Douglas, Crown Street, Methwold, Thetford

Plot 13, The Douglas, built by Derek Hales Ltd is an attractive BRICK AND FLINT new build THREE BEDROOM semi-detached home with OPEN PLAN KITCHEN/BREAKFAST ROOM, cloakroom and EN-SUITE to master. ****View Home available by appointment!****

The Accommodation

Double-glazed entrance door to:

Entrance Hall

Door to the front. Stairs to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin.

Sitting / Dining Room

17' 8" x 10' 9" (5.38m x 3.28m)

Double-glazed windows to the front and side.

Kitchen / Diner

17' 8" x 9' 1" (5.38m x 2.77m)

Double-glazed window & double-glazed French doors to the rear.

First Floor Landing

Stairs from the entrance hall. Airing cupboard housing hot water cylinder.

Bedroom One

13' 5" x 10' 5" (4.09m x 3.17m)

Double-glazed windows to the side and rear.

En-Suite

7' 8" x 3' 4" (2.34m x 1.02m)

Fitted with WC, wash hand basin & shower cubicle.

Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m)

Double-glazed window to the front.

Bedroom Three

9' x 6' 11" (2.74m x 2.11m)

Double-glazed window to the rear.

Bathroom

6' 2" x 6' 11" (1.88m x 2.11m)

Fitted with WC, hand basin & bath. Double-glazed window to the front.

Description

Methwold is a popular semi rural village close to the Market Towns of Brandon, Thetford and Downham Market where there are wider facilities. The village boasts a church, a post office, secondary and primary schooling, sports facilities, a public house and other amenities. Access to nearby train stations of Thetford, Brandon and Downham Market are all within a short drive away.

The site itself enjoys views onto St. George's Church with access to a family friendly play area and pleasant walking routes. With a wide variety of architecture in Methwold spanning across many decades, these new homes fit perfectly within the landscape.

The development is well thought out comprising of 30 properties showcasing neat brick and flint finishes to compliment the modern efficiency you would come to expect from a New Home. All of the properties benefit from having Air Source Heating, parking or garaging plus a 10 year NHBC Warranty.

Specification

Kitchens –

- Laminate work surfaces and up-stands
- Integrated Bosch appliances
- Glass splashback to hob
- 1.5 composite bowl sink
- Soft close doors with chrome ironmongery

Electrical –

- Double socket outlets throughout





- Low-energy downlighters to the kitchen and bathrooms
- Ceiling mounted smoke and heat detectors
- Connectivity –
- All TV points Sky and Digital compatible
- Internet point to main TV position for Sky connectivity
- Telephone points to living room and master bedroom

Heating –

- Air Source Heat Pump connected to underfloor or radiators (Plot dependant)

Carpentry –

- Skirting and architraves painted white
- Oak internal doors

Internal Details –

- Ceilings painted white and smooth throughout
- Beachcomb grey painted walls

Bathrooms and En-suites –

- Floors to be tiled
- En-suite : Full height tiling to shower cubicle
- Bathroom : Full height tiling to bath walls
- Saneux wall mounted gloss white vanity unit fitted with chrome taps
- Saneux close coupled open back WC
- Chrome towel rail
- Chrome mixer taps with fixed riser shower head fitted over bath

External Details –

- Paths and rear garden patio to be paving slabs
- Lawns to be seeded
- PCV-U windows and patio doors where applicable

Warranty and Insurance –

- A 10 year building warranty is offered through NHBC, one of the UK's market leading warranty providers. For more information visit www.nhbc.co.uk

Agents Note

The images, dimensions, specifications and plans are provided for guidance purposes only and potential purchasers should satisfy themselves to exact details. Internal photographs used may be from an alternative plot on the development.

Flooring (bar the bathroom and en-suite's tiling) is not included in the asking price of this property.

Management Company

The site will benefit from a management company overseeing the maintenance of any shared areas, in particular grass cutting, the upkeep of the sewage treatment plant and maintenance of any private roads. Further information will be supplied to your solicitor.



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Plot 13, The Douglas, Crown Street, Methwold, Thetford

- Brand New Semi-Detached House
- Three Good Sized Bedrooms
- Open Plan Kitchen/Breakfast Room
- Off Road Parking for Two Vehicles
- Approximately 947sqft of Accommodation
- Eco-Friendly and Efficient Air Source Heating
- NHBC Warranty
- Downstairs W.C, En-Suite and Family Bathroom

Tenure: Freehold EPC Rating: Exempt

£260.000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed along the High Street and cross the level crossing, heading out of Brandon. Bear left onto Brandon Road and into the village of Weeting. Continue through the village and onto the B1112. Follow this road and into the village of Methwold, taking a left onto the High Street. Follow the road onto Crown Street and you will find the site on the right hand side, just after the Church, clearly indicated by a large William H Brown For Sale board.

Sat Nav: IP26 4PN

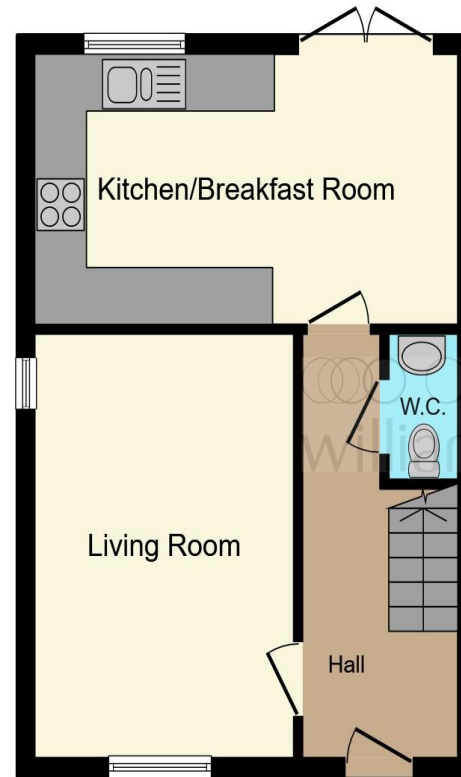
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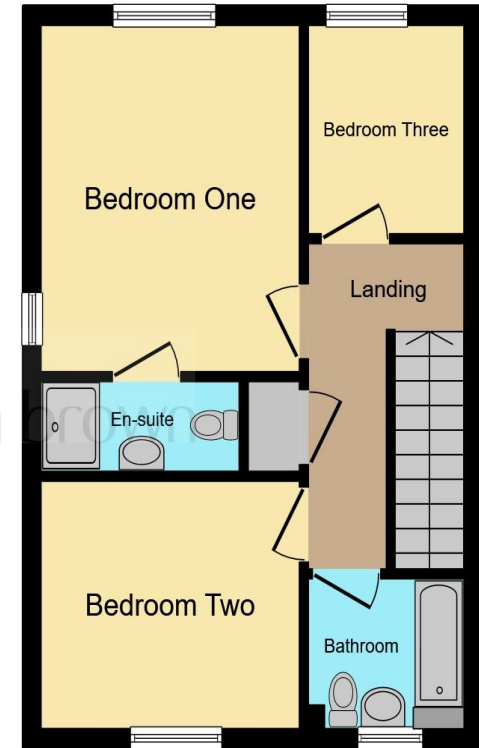
Property Ref:
BRD109676 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

 william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27
0AQ



williamhbrown.co.uk