



**Plot 30, The Douglas, Church View Road, Methwold,
Thetford, IP26 4PT**

welcome to

Plot 30, The Douglas, Church View Road, Methwold, Thetford

An amazing opportunity to purchase The Douglas - a charming brick & flint fronted, 3 bedroom NEW HOME, located within a traditional village setting. The property boasts contemporary living accommodation, alongside ample off-road parking & an enclosed rear garden. CHAIN FREE!

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.

Living Room

17' 8" x 10' 9" (5.38m x 3.28m)
Double-glazed windows to the front and side.

Kitchen / Breakfast Room

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

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

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

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.

Please note that some images used may be of alternative plots.

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.

Description

William H Brown are delighted to present Church View, an exclusive collection of new homes nestled within the idyllic Norfolk countryside village of Methwold.

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.



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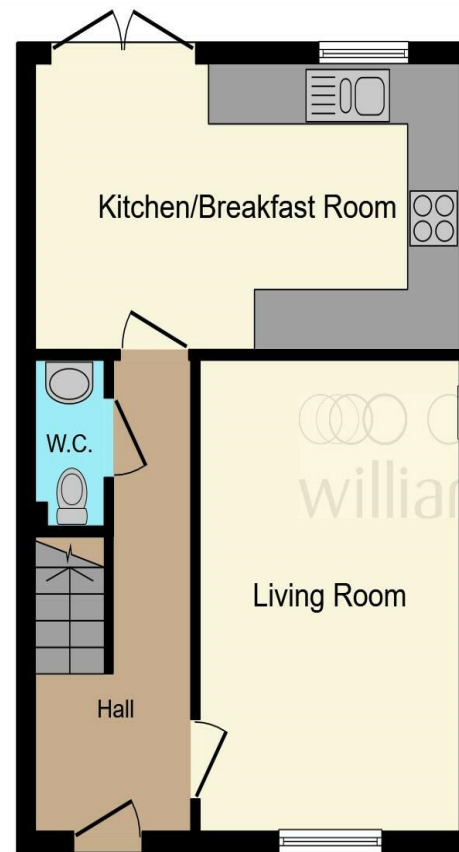
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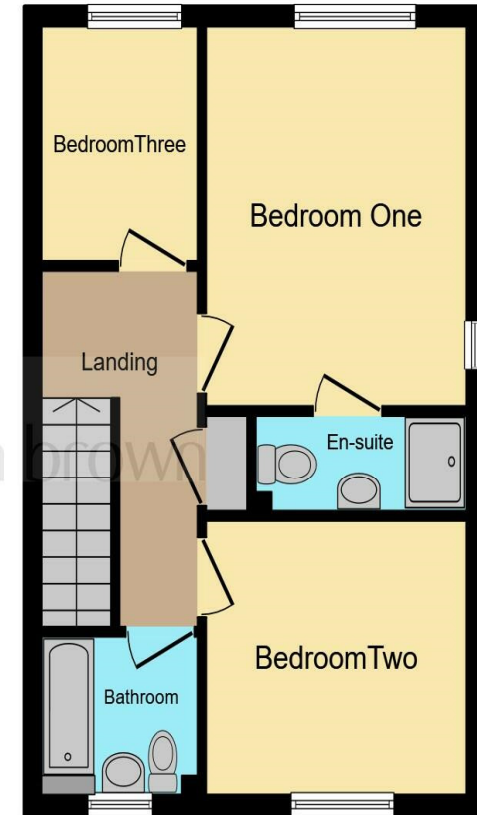
- Brand New 3 Bedroom Semi-Detached Home
- Eco Friendly with Efficient Air Source Heating
- 10 Year New Homes Warranty
- Expertly Crafted New Home with Characteristic Flint Exterior
- Modern, Integrated Kitchen with Bosch Appliances

Tenure: Freehold EPC Rating: Exempt

£270,000



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.

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Property Ref:
DHM111871 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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