



**Plot 24 The Weymouth, Church View Road, Methwold,
Thetford, PE37 7QH**

welcome to

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Plot 24, The Weymouth, a carefully designed & attractive brick & flint 3 bedroom semi-detached new build home in the semi-rural village of Methwold, situated close to the market towns of Brandon & Downham Market. The property boasts a utility, snug/office, en-suite, cloakroom & attached garage.

Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Stairs to first floor landing.

Cloakroom

Fitted with WC & hand basin.

Sitting Room

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

Two double-glazed windows to the front.

Study/ Snug

10' 7" x 9' 2" (3.23m x 2.79m)

Double glazed window to front.

Kitchen / Diner

17' 7" x 9' 1" (5.36m x 2.77m)

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

Utility Room

8' 5" x 7' (2.57m x 2.13m)

Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden. Door leading to integral garage.

First Floor Landing

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

Bedroom One

10' 5" x 10' 11" (3.17m x 3.33m)

Double-glazed window to the front. Door to en suite.

En Suite

Fitted with WC, hand basin & shower cubicle.

Bedroom Two

10' 6" x 9' (3.20m x 2.74m)

Double-glazed window to the rear.

Bedroom Three

6' 10" x 12' 3" (2.08m x 3.73m)

Double-glazed windows to the side & rear.

Bathroom

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

Garage

Power and light.

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

Agent's 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.

Management Company

The site will benefit from a management company overseeing the maintenance of any shared areas, in particular grass cutting, upkeep of the sewage treatment plant and maintenance of any private roads. The annual management fee will be approximately £309. Further information will be supplied to your solicitor.

Help To Buy

COULD YOU BE ELIGIBLE?

If you can answer yes to the following points you may be eligible:

1. If the purchase price is less than £407,400
2. You and your partner are first time buyers and neither of you have interest in any other properties abroad or in the UK
3. You have a deposit of 5% or more

*All loans are subject to availability, status and require a financial assessment in accordance with the Homes and Communities Agency guidelines.

Help to Buy is designed to provide affordable long term home ownership with reduced income multiples. With a Help to Buy: equity loan the Government lends you up to 20% of the cost of your new-build home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

How do I apply for a Help to Buy Loan?

Through a Help to Buy Agent. The selling agents William H Brown, 2 Market Place, Downham Market, PE38 9DE Tel: 01366 387638 currently have new homes specialist staff on hand to go through the process, an appointment is essential.

Further information can be found on www.helptobuy.org.uk along with their contact information.



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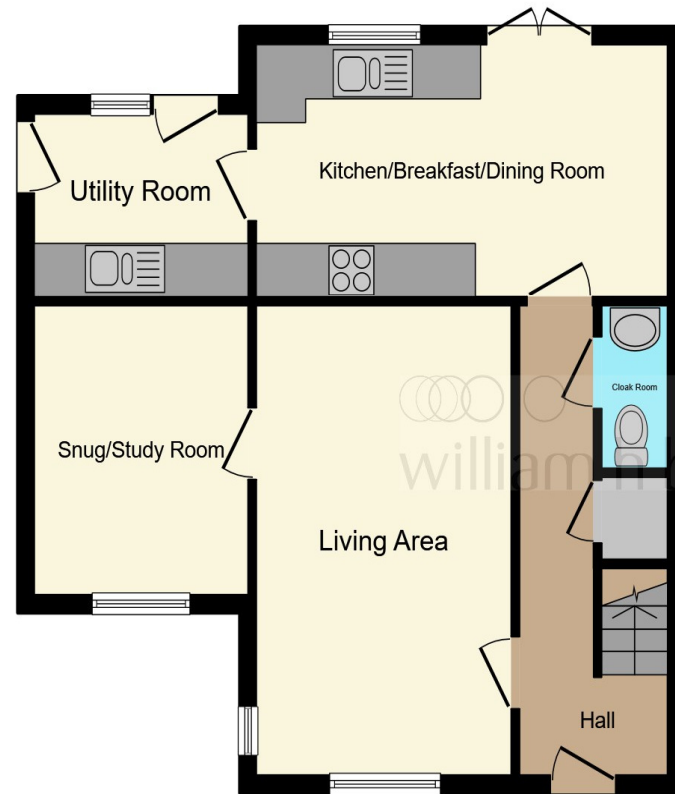
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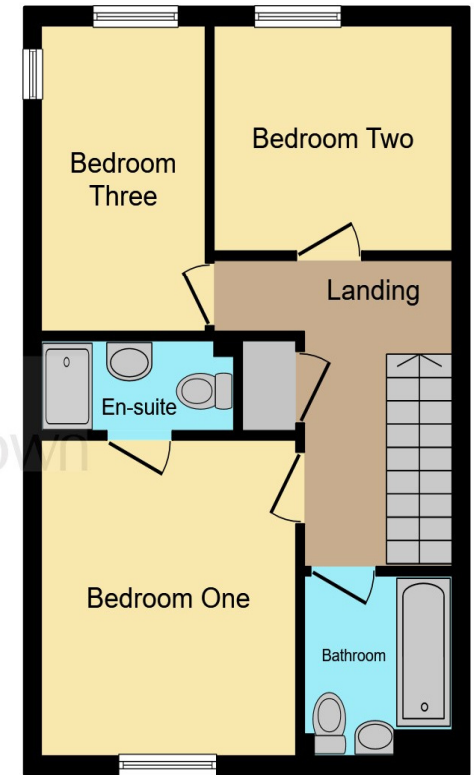
- Brand New Semi-Detached Home
- 3 Bedrooms
- Garage + Off-Road Parking
- En Suite, Cloakroom, Utility + Study
- Built By Well-Respected + Local Developer Derek Hales Ltd

Tenure: Freehold EPC Rating: Exempt

£315,000



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:
DHM112008 - 0003

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01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk