

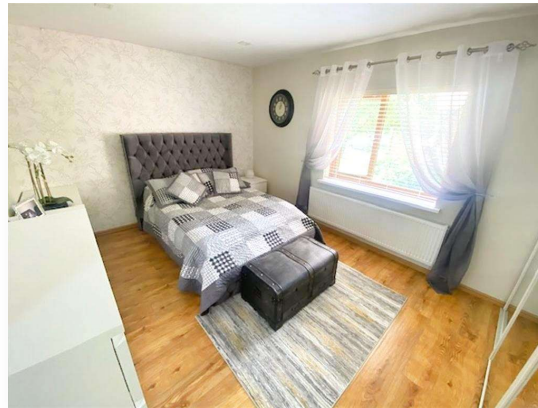


Dowding Road, Watton Thetford IP25 6HS

welcome to

Dowding Road, Watton Thetford

A beautifully presented 3 bedroom detached family house, set within a quiet development on the edge of Watton. The modern accommodation offers a fitted kitchen with integrated appliances, ground floor cloakroom/utility room, spacious gardens, off road parking & garage/workshop!



The Accommodation:

Entrance Hall

External entrance door to front aspect, tiled flooring, stairs rising to first floor landing, UPVC double glazed window and access to all ground floor rooms.

Ground Floor Cloakroom

Partially tiled suite comprising low level W.C, hand wash basin, plumbing available for washing machine, tiled flooring and UPVC double glazed frosted window to front aspect.

Lounge

17' 8" x 15' (5.38m x 4.57m)

With wood effect flooring, feature fireplace, television and telephone points, dual aspect UPVC double glazed windows and double doors leading to;

Dining Room

10' 8" x 10' 2" (3.25m x 3.10m)

With tiled flooring, recessed spot lights, double doors leading to the rear garden and archway leading to;

Kitchen

10' 8" x 9' 1" (3.25m x 2.77m)

With a comprehensive range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splashbacks and surrounds, built-in eye-level double oven with electric hob and extractor hood over, integrated dishwasher and fridge / freezer, recessed spot lights, tiled flooring, breakfast bar and UPVC double glazed window to front aspect.

First Floor Landing

With airing cupboard and access to all bedrooms and bathroom.

Bedroom One

17' 9" x 9' 9" (5.41m x 2.97m)

With built-in wardrobe, wood effect flooring, television point, recessed spot lights, radiator and UPVC double glazed windows to side and rear aspects.

Bedroom Two

15' 5" x 10' 9" (4.70m x 3.28m)

With built-in wardrobe, wood effect flooring, recessed spot lights, radiator and UPVC double glazed window to rear aspect.

Bedroom Three

10' 4" x 9' 2" (3.15m x 2.79m)

With wood effect flooring and double glazed window to front aspect.

Family Bathroom

Partially tiled suite comprising low level W.C, hand wash basin, panelled bath with shower head over and shower screen, chrome towel rail, electric mirror and UPVC double glazed frosted windows to front aspect.

Outside

To the front of the property there is a driveway providing off-road parking and access to the garage. The remainder of the spacious front garden is laid to lawn with mature trees and a brickweave patio pathway leading to the main entrance.

Both sides of the property lead to the well-tended rear garden, which is laid mainly to lawn with a large paved patio seating area, ideal for entertaining friends and family in the spring and summer evenings, this is further complemented with a range of flower beds, shrubs and maturing trees.

Garage / Workshop

With power and light connected and up and over door.

Agents Note

Underfloor heating is provided on the ground 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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welcome to

Dowding Road, Watton Thetford

- Three Bedroom Detached Family Home
- Modern Fitted Kitchen/Diner With Integrated Appliances
- Ground Floor Cloakroom/ Utility Room
- Generous Front And Rear Gardens
- Driveway Parking With Garage / Workshop

Tenure: Freehold EPC Rating: C

£375,000



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Directions to this property:

From our William H Brown office from Watton, head out of the town on the B 1108 towards the Norwich direction straight over the lights. Proceed along this road for a short while, over a mini roundabout and take the right hand turning onto Portal Avenue, take the right hand turn into Dowding Road.



Please note the marker reflects the postcode not the actual property



Property Ref:
WAT107996 - 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.

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