



**Dowding Road, Watton Thetford IP25 6HS**



**welcome to**

**Dowding Road, Watton Thetford**

> > MODERNISED FAMILY HOME! This spacious property has been modernised throughout and would make the ideal family home benefiting from three double bedrooms, two receptions rooms, garage, driveway and much more! Call us today to avoid missing out!



### Entrance Hall

Double glazed front door, double glazed side window, radiator, two storage cupboards.

### Cloakroom

Fitted with a two piece suite comprising WC, wash hand basin, towel radiator, tiling, double glazed rear window.

### Lounge

17' 5" x 11' 8" ( 5.31m x 3.56m )

Double glazed front and side windows, two radiators, central fire place.

### Dining Room

12' 5" x 10' 3" ( 3.78m x 3.12m )

Double glazed front window, radiator, breakfast bar, double doors to lounge.

### Kitchen

14' x 9' ( 4.27m x 2.74m )

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, tiled splashbacks, built in double eye-line oven, electric hob with cooker hood over, plumbing for dishwasher, under counter fridge. vertical radiator, double glazed rear window, opening onto utility room.

### Utility Room

7' x 5' 9" ( 2.13m x 1.75m )

Fitted with base and wall units, work surfaces, plumbing for washing machine and tumble dryer, built in fridge freezer, double glazed rear window.

### Conservatory

13' x 12' 8" ( 3.96m x 3.86m )

UPVC double glazed rear and side windows, double glazed doors to rear and side.

### First Floor Landing

Double glazed rear window, radiator, storage cupboard.

### Bedroom One

17' 7" x 12' 6" ( 5.36m x 3.81m )

Double glazed front and side window, built in wardrobe, radiator.

### Bedroom Two

14' x 9' 1" ( 4.27m x 2.77m )

Double glazed rear window, radiator.

### Bedroom Three

12' 7" x 10' 8" ( 3.84m x 3.25m )

Double glazed front and side windows, built in wardrobes, radiator.

### Bathroom

Fitted with a two piece suite comprising P shaped bath with shower over, pedestal wash basin, towel radiator, tiling, double glazed rear window.

### Separate Wc

Fitted with a two piece suite comprising WC, wash hand basin, tiling, towel radiator, double glazed rear window.

### Outside

To the front of the property there is a lawned garden with a hard standing driveway which leads to the garage. The garage has an up and over front door, power and light. To the rear of the property there is a large lawned garden with a large tree, shrubs and borders, storage shed, pergola, patio and decking. The garden is enclosed by fencing with a front access gate.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Dowding Road, Watton Thetford**

- Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Conservatory
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

# £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108632 - 0004

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