









welcome to

Bloodhound Road, Watton Thetford

> > SPACIOUS FAMILY HOME! This well-presented family home situated in the heart of Watton boasts a large lounge opening onto a modern kitchen diner, perfect for entertaining, four well-proportioned bedrooms off landing, garage and driveway parking! Call us today to avoid disappointment!













Entrance Hall

Front entrance door, door to cloakroom, lounge and kitchen/diner, and two storage cupboards.

Cloakroom

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

Lounge

21' 1" x 11' 5" (6.43m x 3.48m)

Double glazed bay window to front, radiator, double doors to kitchen/diner.

Kitchen / Diner

20' 1" x 12' 2" (6.12m x 3.71m)

Modern fitted with a matching range of base, wall and drawer units, work surfaces, inset 1 1/2 bowel sink unit and drainer, built in double eye-line electric oven, gas hob and stainless steel cooker hood over, built in dishwasher, space for fridge freezer, door to utility, double glazed rear window, double glazed double doors to the rear garden.

Utility

5' x 4' 2" (1.52m x 1.27m)

Fitted with wall and base units, work surfaces, inset sink unit, plumbing for washing machine, double glazed door to side.

First Floor Landing

Doors to all bedrooms and bathrooms, radiator, double glazed side window.

Bedroom One

13' 2" x 11' 1" (4.01m x 3.38m) Double glazed front window, built in wardrobes, radiator, door to en-suite.

En-Suite

Fitted with a three piece suite comprising shower, WC, wash hand basin with cupboard below, double glazed side window.

Bedroom Two

12' 8" x 9' 10" (3.86m x 3.00m) Double glazed rear window, radiator.

Bedroom Three

8' 2" x 9' 10" (2.49m x 3.00m) Double glazed rear window, radiator.

Bedroom Four

8' 4" x 8' 3" (2.54m x 2.51m) Double glazed front window, radiator.

Family Bathroom

Fitted with a four piece suite comprising bath, shower, wash hand basin with cupboard, WC, radiator, double glazed side window.

Outside

To the front of the property there is a landscaped garden with lawn, trees, shrubs and borders along with an access pathway to the front door. There is a driveway leading to the garage which has an up and over front door, power and light. To the rear of the property there is a landscaped garden with lawn, a large patio, shingle area and a gazebo. The garden is enclosed by fencing with a side access gate.





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Bloodhound Road, Watton Thetford

- Detached Family Home
- Four Bedrooms
- Kitchen/Diner
- Cloakroom, En-Suite & Family Bathroom
- Landscaped Front & Rear Gardens

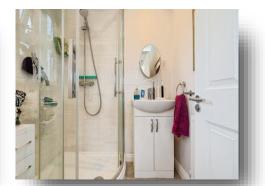
Tenure: Freehold EPC Rating: B

Council Tax Band: D

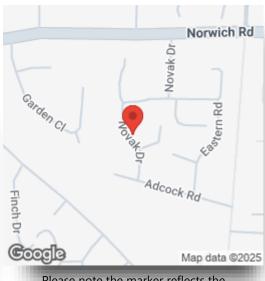
offers in excess of

£340,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAT108726



Property Ref: WAT108726 - 0013 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.





01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk, IP25 6AB



williamhbrown.co.uk

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.