



**Bloodhound Road, Watton Thetford IP25 6WA**

**welcome to**

## **Bloodhound Road, Watton Thetford**

> > GUIDE PRICE £325,000 - £350,000. 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 bowl 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

guide price

**£325,000**



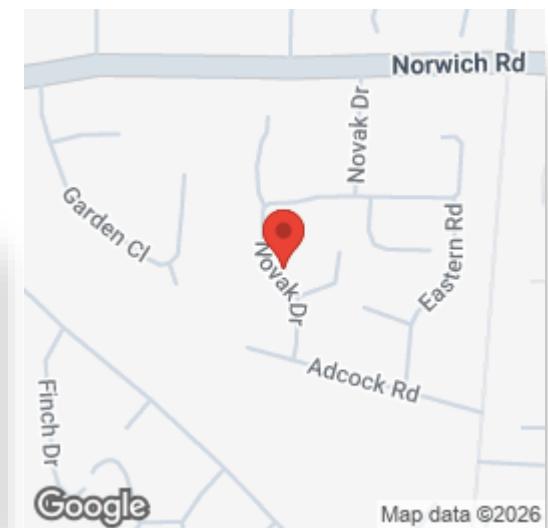
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Property Ref:  
WAT108726 - 0014

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Please note the marker reflects the postcode not the actual property



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