



Bay Walk, Downham Market, PE38 9WE

welcome to

Bay Walk, Downham Market

A fantastic opportunity to purchase this beautifully presented, four bedroom detached house in Downham Market. This spacious family is situated in a brilliant location close to the town centre, and just a few minutes' walk from the local primary & secondary school.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Storage cupboard. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & pedestal wash hand basin. Radiator. Double-glazed window to the front.

Lounge

13' 5" x 13' 9" (4.09m x 4.19m)
Double-glazed window to the side. Radiator.
Telephone & television points. Double-glazed French doors to the side leading to the rear garden.

Dining Room

9' x 9' 3" (2.74m x 2.82m)
Radiator. Double-glazed French doors leading to the conservatory.

Conservatory

8' 11" x 8' (2.72m x 2.44m)
Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed French doors to the rear leading to the rear garden.

Kitchen/ Diner

15' 10" max x 11' 11" max (4.83m max x 3.63m max)
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level electric oven, and a gas hob with integrated cooker hood over. There is also an integrated fridge/freezer, as well as space & plumbing for a washing machine & tumble dryer. Breakfast bar area. Radiator. Tiled splashback. Door to the rear leading to the rear garden. Double-glazed window to the side.

First Floor Landing

Stairs from the entrance hall. Loft access. Two storage cupboards.

Bedroom One

14' x 7' 10" max, extending to 13' 6" (4.27m x 2.39m max, extending to 13' 6")
Double-glazed window to the side. Radiator.

En Suite

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Extractor fan. Double-glazed window to the side.

Bedroom Two

9' 4" x 12' 3" plus recess (2.84m x 3.73m plus recess)
Double-glazed window to the rear. Radiator.

Bedroom Three

9' 3" x 8' 7" (2.82m x 2.62m)
Double-glazed window to the rear. Fitted wardrobes. Radiator.

Bedroom Four

9' 2" x 8' 8" (2.79m x 2.64m)
Double-glazed window to the front. Radiator.

Study

7' 5" x 5' 6" (2.26m x 1.68m)
Double-glazed window to the front. Radiator.
Telephone point.

Family Bathroom

Fitted with WC, pedestal wash hand basin & bath with shower over. Double-glazed window to the rear.

Outside

To the front of the property, a brickweave driveway provides off-road parking & leads to the garage. The generous rear garden wraps around the property & is mainly laid to lawn, alongside various plants and shrubs, as well as a large patio area.



view this property online williamhbrown.co.uk/Property/DHM111372





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.

welcome to

Bay Walk, Downham Market

- 4 bedroom detached house
- Lounge, dining room & conservatory
- Generous bedrooms
- Study / 5th bedroom
- WC, en suite & family bathroom

Tenure: Freehold EPC Rating: C

£320,000



view this property online [williamhbrown.co.uk/Property/DHM111372](https://www.williamhbrown.co.uk/Property/DHM111372)

Please note the marker reflects the
postcode not the actual property



Property Ref:
DHM111372 - 0005

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.

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.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk