









welcome to

Red Hart Close, Nordelph, DOWNHAM MARKET

An impressive & exceptionally spacious four bedroom detached family home, sitting upon a generous plot within the village of Nordelph. The property has been recently updated throughout by the current vendors, boasting spacious internal accommodation, large driveway & double garage!













Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Feature staircase leading to the first floor landing.

Cloakroom

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

Lounge

25' 1" x 13' 2" (7.65m x 4.01m)

Double-glazed windows to the front, side & rear. Two radiators. French doors leading to:

Kitchen / Diner

20' 4" x 10' 7" (6.20m x 3.23m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in double oven & an electric hob with stainless steel cooker hood over. There is also an integrated fridge/freezer. Radiator. Tiled flooring. Double-glazed window to the rear. Double-glazed French doors to the rear.

Utility

5' 2" x 6' (1.57m x 1.83m)

Fitted with base units with work surfaces over. Stainless steel sink & drainer unit. Radiator. Tiled flooring. Double-glazed window to the rear. Door leading to the integral garage.

Bedroom Four

13' 1" x 14' (3.99m x 4.27m) Double-glazed window to the front. Radiator.

En Suite

Fitted with WC, pedestal wash hand basin & corner shower cubicle. Tiled flooring.

First Floor Landing

Stairs from the entrance hall. Radiator. Airing cupboard with radiator. Two double-glazed skylight windows.

Bedroom One

13' 1" x 19' 6" ($3.99 \, \text{m} \times 5.94 \, \text{m}$) Double-glazed windows to the front & rear. Two radiators.

En Suite

Fitted with WC, pedestal wash hand basin, bath & shower cubicle. Heated towel rail. Door leading to large walk-in wardrobe/storage cupboard. Double-glazed skylight window.

Bedroom Two

11' 3" x 13' 2" (3.43m x 4.01m)
Double-glazed window to the front. Radiator.

Bedroom Three

11' 9" x 13' 1" (3.58m x 3.99m) Double-glazed window to the front. Radiator.

Bathroom

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

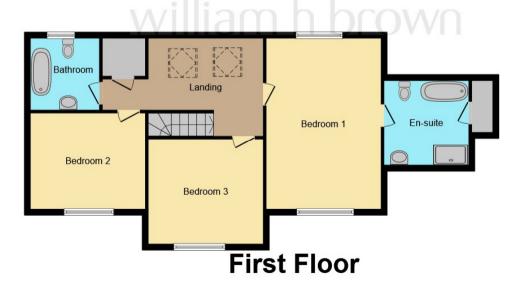
Outside

To the front of the property, the large gravelled driveway provides off-road parking for multiple vehicles & leads to the double garage. The rear garden is fully enclosed by fencing & is mainly laid to lawn, alongside a patio area.









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

welcome to

Red Hart Close, Nordelph, DOWNHAM MARKET

- Four bedroom detached house
- Spacious internal accommodation
- Ground floor bedroom & en suite
- Principal bedroom with en suite & walk-in wardrobe
- Integral double garage & driveway

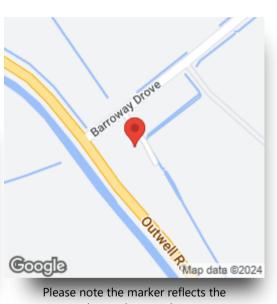
Tenure: Freehold EPC Rating: C

£390,000









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Property Ref: DHM111570 - 0003 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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postcode not the actual property



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