



**Church Road, Ten Mile Bank, Downham Market, PE38 0EJ**



**welcome to**

**Church Road, Ten Mile Bank, Downham Market**

Occupying a mature plot overlooking the river & fields behind, lies this immaculately presented, four bedroom detached family home. The property boasts diverse living accommodation, including open plan kitchen/diner, study & living room with BALCONY, plus generous bedrooms & fantastic outside space!



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator. Tiled flooring. Storage cupboard. Stairs leading to the first floor landing with under-stairs storage cupboard.

**Cloakroom**

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

**Study**

10' 4" x 10' ( 3.15m x 3.05m )  
Double-glazed window to the rear. Fitted shelving, cupboards, cabinets & desk.

**Open Plan Kitchen / Diner**

17' 10" x 16' 1" ( 5.44m x 4.90m )  
This fitted kitchen wall & base units with work surfaces over, an inset stainless steel sink with built-in drainer, an electric double oven & an electric hob with stainless steel cooker hood over. There is also an integrated fridge/freezer, integrated dishwasher, integrated washing machine & built-in wine rack. Two radiators. Tiled flooring. Double-glazed window to the rear. Double-glazed sliding patio doors to the rear leading to the rear garden & double-glazed door to the side.

**Bedroom One**

12' 8" x 10' 10" ( 3.86m x 3.30m )  
Double-glazed window to the front. Radiator. Two built-in wardrobes.

**En Suite Wet Room**

Fitted with WC, wash hand basin with vanity unit & walk-in shower. Stainless steel heated towel rail. Fully tiled. Double-glazed window to the front.

**First Floor Landing**

Stairs from the entrance hall. Radiator. Loft access. Airing cupboard. Double-glazed windows to the front & side.

**Lounge**

12' 8" x 16' 2" ( 3.86m x 4.93m )  
Double-glazed bay window to the front. Radiator. Double-glazed French doors to the side leading to the balcony.

**Bedroom Two**

10' 9" x 10' 2" ( 3.28m x 3.10m )  
Double-glazed window to the rear. Radiator.

**Bedroom Three**

12' 1" x 7' 8" ( 3.68m x 2.34m )  
Double-glazed window to the rear. Radiator.

**Bedroom Four**

8' 9" x 8' 1" ( 2.67m x 2.46m )  
Double-glazed window to the rear. Radiator. Built-in wardrobe.

**Bathroom**

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

**Outside**

To the front of property, a generous gravelled driveway provides off-road parking for 4 - 5 cars & leads to the garage. The front garden is laid to lawn, with various hedges & young trees. The mature rear garden is fully enclosed & is mainly laid to lawn, alongside a patio area with wooden pergola & a greenhouse. The garden backs onto extensive fields behind, and also benefits from a custom-made Shepherd's Hut providing a peaceful garden retreat!

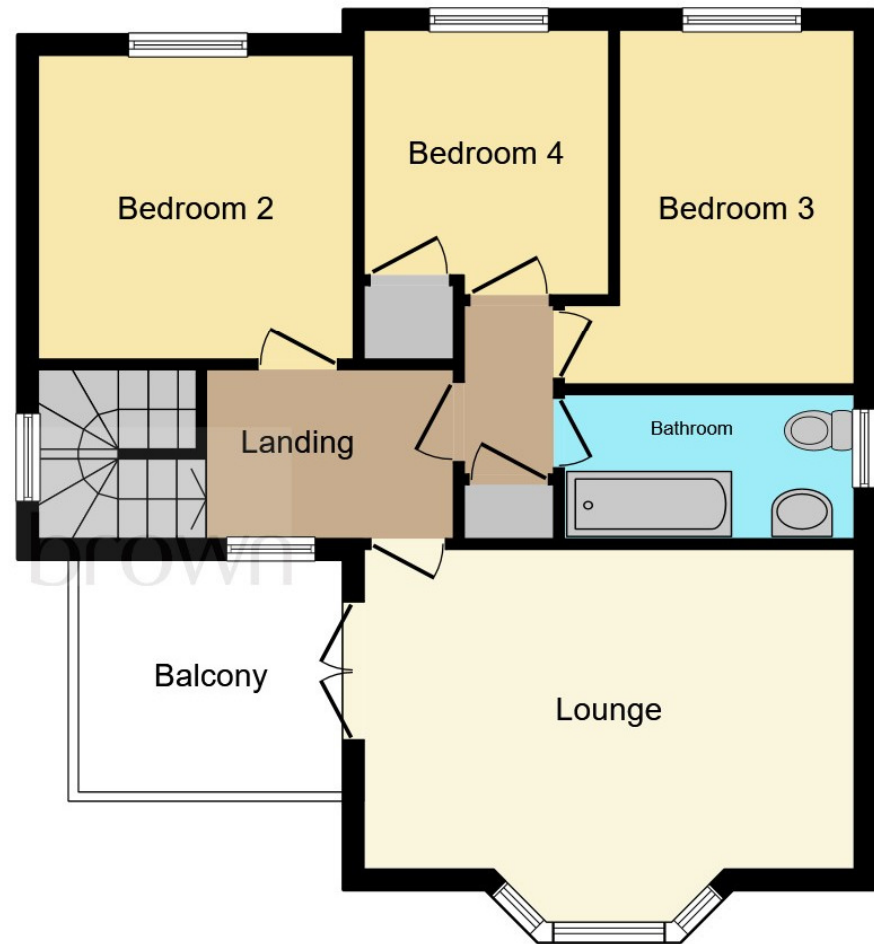


**view this property online** [williamhbrown.co.uk/Property/DHM111722](http://williamhbrown.co.uk/Property/DHM111722)





**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)



welcome to

## Church Road, Ten Mile Bank, Downham Market

- Four bedroom detached house
- Open plan kitchen/dining area
- Study & lounge with balcony offering waterside views
- Ground floor bedroom & en suite
- Mature rear garden with Shepherds Hut

Tenure: Freehold EPC Rating: C

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DHM111722](https://www.williamhbrown.co.uk/Property/DHM111722)



Property Ref:  
DHM111722 - 0004

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**