



Daisy Lane, Downham Market, PE38 9ES

welcome to

Daisy Lane, Downham Market

Located within easy walking distance to the mainline train station & Downham Market town centre, lies this spacious 3 bedroom semi-detached house. Modern & well-presented throughout, the property benefits from a beautiful open plan kitchen/diner, lounge & en suite, plus generous garden & parking.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Built-in storage cupboard.

Cloakroom

Fitted with WC & wash hand basin. Radiator.

Lounge

10' x 13' 8" (3.05m x 4.17m)

Double-glazed window to the front. Radiator. Cupboard with space & plumbing for washing machine.

Kitchen / Diner

11' x 16' 1" (3.35m x 4.90m)

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 electric oven & an electric hob with cooker hood over. There is also an integrated microwave, integrated fridge/freezer & integrated dishwasher. Radiator. Double-glazed door to the rear & double-glazed bi-folding doors to the rear leading to the rear garden. Double-glazed window to the side.

First Floor Landing

Stairs from the lounge. Radiator. Loft access. Storage cupboard. Double-glazed window to the side.

Bedroom One

12' 2" x 8' 9" (3.71m x 2.67m)

Double-glazed window to the rear. Radiator. Built-in wardrobe.

En Suite

Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle. Heated towel rail. Double-glazed window to the side.

Bedroom Two

8' 9" x 10' 1" plus wardrobe space (2.67m x 3.07m plus wardrobe space)

Double-glazed window to the front. Radiator.

Bedroom Three

9' 3" x 6' 9" (2.82m x 2.06m)

Double-glazed window to the front. Radiator.

Bathroom

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

Outside

To the front of the property, a tarmac driveway provides off-road parking for 2 cars & benefits from an EV charging point. To the rear, the generous garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & garden shed.



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



view this property online williamhbrown.co.uk/Property/DHM111597



welcome to

Daisy Lane, Downham Market

- Three bedroom semi-detached house
- Open plan kitchen/diner with bi-fold doors
- Utility cupboard & WC
- En suite to master bedroom
- Generous enclosed garden

Tenure: Freehold EPC Rating: C

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DHM111597](https://www.williamhbrown.co.uk/Property/DHM111597)



Property Ref:
DHM111597 - 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.

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