



**Ryston End, Downham Market, PE38 9AX**



**welcome to**

**Ryston End, Downham Market**

Located within one of the most desired areas of Downham Market in a peaceful cul-de-sac, lies this exceptionally spacious, four bedroom detached bungalow. The property occupies an enviable, mature plot with a large garden & high-levels of off-road parking, plus diverse internal accommodation.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator.

**Lounge**

21' 3" x 12' 7" ( 6.48m x 3.84m )

Two double-glazed windows to the rear. Two radiators. Fireplace with electric fire.

**Dining Room**

10' 2" x 12' 7" ( 3.10m x 3.84m )

Radiator. French doors to the rear leading to the conservatory.

**Conservatory**

10' 3" x 18' 3" ( 3.12m x 5.56m )

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Radiator. Double-glazed door to the side & double-glazed French doors to the rear leading to the rear garden.

**Kitchen / Breakfast Room**

16' 2" x 14' 7" ( 4.93m x 4.45m )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl enamel sink & drainer unit, a built-in electric oven & an electric hob. There is also an integrated dishwasher & space for a fridge/freezer. Radiator. Tiled flooring. Double-glazed windows to the front & side.

**Utility Room**

16' 8" x 6' 5" ( 5.08m x 1.96m )

Fitted with wall & base units with work surfaces over. Stainless steel sink & drainer unit. Radiator. Space & plumbing for a washing machine & tumble dryer. Space for under-counter fridge & freezer. Double-glazed window to the side. Double-glazed door to the side.

**Cloakroom**

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

**Inner Hallway**

Loft access. Airing cupboard.

**Bedroom One**

12' 7" x 18' 6" ( 3.84m x 5.64m )

Two double-glazed windows to the rear. Two sets of built-in wardrobes. Two radiators.

**En Suite**

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

**Bedroom Two**

12' 2" x 11' 3" ( 3.71m x 3.43m )

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

**Bedroom Three**

12' 2" x 11' ( 3.71m x 3.35m )

Double-glazed window to the front. Radiator. Built-in wardrobes.

**Bedroom Four / Study**

8' 7" x 12' 2" ( 2.62m x 3.71m )

Double-glazed window to the front. Radiator.

**Outside**

To the front of the property, a 5-bar gate provides access to the extensive gravelled driveway, which is enclosed by a brick wall & hedging for added privacy, and provides off-road parking for multiple vehicles alongside a garage. To the rear, the large, mature garden is fully enclosed & offers an array of plants, shrubs, flowers & hedges, alongside two patio areas.



**view this property online** [williamhbrown.co.uk/Property/DHM111809](http://williamhbrown.co.uk/Property/DHM111809)





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

## Ryston End, Downham Market

- Four bedroom detached bungalow
- Lounge, dining room + conservatory
- Kitchen/breakfast room with utility room
- En suite & family bathroom
- Large, mature rear garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DHM111809](http://williamhbrown.co.uk/Property/DHM111809)



Property Ref:  
DHM111809 - 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**