



London Road, Downham Market, PE38 9AT

welcome to

London Road, Downham Market

An impressive 4 bedroom link-detached period property, situated in one of the most sought-after areas of Downham Market, occupying a large plot & within walking distance to the town centre. The property briefly comprises: 3 reception rooms, 4 bedrooms, 2 bathrooms, sizable garden & off-road parking.



Accommodation:

Entrance door to:

Entrance Porch

Door to the front. Tiled flooring. Glazed windows to both sides.

Entrance Hall

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

Living Room

14' 1" x 14' (4.29m x 4.27m)
Glazed sliding sash window to the front. Two radiators. Television point. Fireplace with open fire and wooden mantelpiece over. Glazed French doors to the side leading to courtyard area.

Dining Room

14' 1" x 14' (4.29m x 4.27m)
Glazed sliding sash windows to the front & side. Two radiators. Fireplace with open fire.

Sitting Room

11' 5" x 13' (3.48m x 3.96m)
Glazed sliding sash window to the rear. Radiator.

Shower Room

Fitted with WC, pedestal wash hand basin & shower cubicle. Glazed stain glass window to the rear.

Kitchen / Diner

13' 8" x 10' 6" (4.17m x 3.20m)
The kitchen includes base units with work surfaces over, a butler sink with mixer tap, two low-level electric ovens, and a gas hob with integrated cooker hood over. There is also a pantry cupboard and a

separate storage cupboard. Tiled flooring & tiled splashbacks. Radiator. Stairs leading to first floor & study area. Glazed window to the side & glazed sliding sash window to the rear.

Rear Lobby

Door to the front. Radiator. Tiled flooring. Glazed door to the side leading to the rear garden. Door to integral garage.

Utility Room

5' 7" x 8' 7" (1.70m x 2.62m)
Fitted with base units with work surfaces over & a stainless steel sink and drainer unit. Space & plumbing for a washing machine. Double-glazed window to the rear.

Store Room

Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall. Radiator. Glazed sliding sash window to the rear.

Bedroom One

20' 6" x 10' 4" (6.25m x 3.15m)
Two glazed windows to the front. Double-glazed window to the side. Radiator. Built-in wardrobe. Fireplace with open fire.

Bedroom Two

11' 4" x 14' 1" (3.45m x 4.29m)
Glazed window to the front. Fireplace with open fire.

Bedroom Three

11' 4" x 13' (3.45m x 3.96m)
One glazed sliding sash window to the rear & one to the side. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin, bidet & bath with mixer taps and shower over. Airing cupboard. Partly tiled. Radiator. Glazed sliding sash window to the rear. Door to:

Study Area/ Landing

13' 1" x 5' 7" (3.99m x 1.70m)
Stairs from the kitchen. Glazed window to the side & double-glazed window to the side.

Bedroom Four

9' 4" x 18' 7" (2.84m x 5.66m)
One double-glazed window to the side & one to the rear. Secondary double-glazed window to the rear. Radiator. Loft access.

Outside

To the front of the property, there is a gravelled driveway providing off-road parking for several cars which leads to the garage. The front garden area is mainly laid to shingle, with a landscaped area with borders, plants and shrubs. To the rear of the property is the sizable garden where you will find a spacious, raised patio area with steps leading down to the lawn. This mature garden offers a further patio area covered by a pergola and offering space for seating, alongside an abundance of plants, shrubs, hedges & mature trees.

Garage

11' 8" x 16' 2" (3.56m x 4.93m)
Up & over door. Glazed window to the side & stained glass window to the rear.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/DHM111883





Cellar

Ground Floor

william h brown



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

London Road, Downham Market

- 4 bedroom link-detached period property
- Large plot with stunning gardens
- Multiple reception rooms
- Driveway providing ample off-road parking
- Garage

Tenure: Freehold EPC Rating: E

£650,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM111883



Property Ref:
DHM111883 - 0002

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