



Low Hatters Close, Downham Market, PE38 9RR

welcome to

Low Hatters Close, Downham Market

A spacious detached chalet-style bungalow in a hugely desirable location! Offering flexible four bedroom accommodation, two shower rooms and two further cloakrooms, spacious rooms throughout, utility/conservatory to rear, practical garage/workshop, all on a substantial plot with lovely gardens!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Accommodation

Entrance door to:

Entrance Porch

With double glazed front door and two double glazed windows to front.

Entrance Hall

With built in airing cupboard, under stairs storage cupboard and radiator.

Downstairs Cloakroom

With W.C, wash hand basin and double glazed window to side.

Study

6' 2" x 8' 9" (1.88m x 2.67m)
With double glazed window to front and radiator.

Lounge / Diner

24' x 12' 9" max. (7.32m x 3.89m max.)
With electric fireplace, dual aspect windows to both the front and rear, sliding door to side and two radiators.

Kitchen

9' 8" x 15' 5" (2.95m x 4.70m)
With a range of fitted units at wall and base level with work surface over, 1 1/2 bowl stainless steel sink unit with drainer and taps over, space and plumbing for dishwasher, space for oven with cooker hood over, built in boiler cupboard, further built in pantry cupboard and double glazed window to rear.

Utility / Conservatory

6' 8" x 15' 9" (2.03m x 4.80m)
With a range of fitted base units with work surface over, space and plumbing for washing machine, door to side and double glazed window to rear.

Downstairs Bedroom

10' 9" x 12' 1" (3.28m x 3.68m)
With double glazed window to front and radiator.

Downstairs Shower Room

With W.C, wash hand basin, shower cubicle with shower attachment over, double glazed window to rear and radiator.

First Floor Landing

With access to the loft space.

Bedroom One

12' 9" x 12' plus built in wardrobes. (3.89m x 3.66m plus built in wardrobes.)
With built in wardrobes, double glazed window to side, wash hand basin and radiator.

Bedroom Three

13' 2" x 10' 9" (4.01m x 3.28m)
With built in wardrobes, double glazed window to side and radiator.

Bedroom Four

7' 9" x 7' 7" (2.36m x 2.31m)
With walk-in wardrobe, double glazed window to front and radiator.

Cloakroom

With W.C and wash hand basin.

Shower Room

With W.C, wash hand basin with taps over and shower cubicle with shower attachment over.



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Outside

Front Garden

To the front of the property is a low maintenance gravel frontage with a gate to the front and a feature hedge.

Rear Garden

To the rear, the garden is mainly laid to lawn with a fence border, a brickweave patio to side and a metal shed.

Parking

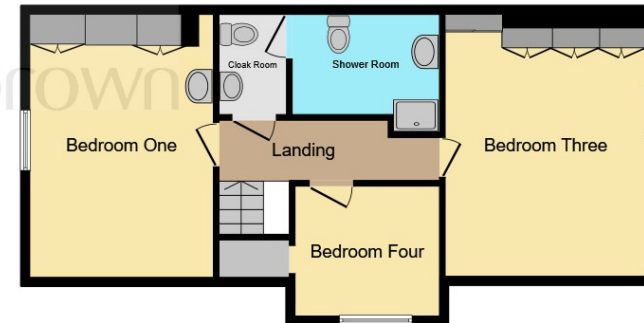
To the front, there is a concrete driveway, which offers space for up to five vehicles and access to:

Garage / Workshop / Office

With wash hand basin, two double glazed windows to side and door to side.



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

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Low Hatters Close, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Detached Chalet Bungalow
- Flexible Four Bedroom Accommodation

Tenure: Freehold EPC Rating: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111824 - 0004

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william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk