





London Road, Downham Market, PE38 9AT

welcome to

London Road, Downham Market

A modern, detached bungalow in a highly desired area in Downham Market, within easy walking distance to the town centre & all the amenities it has to offer. Inside, you will find the lounge, dining room, kitchen, 3 good-sized bedrooms, shower room, garage, car port & large rear garden.













Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the side. Radiator. Loft access.

Lounge

19' 3" x 11' 10" (5.87m x 3.61m)

Double-glazed window to the front. Two radiators. Television point. Electric fire.

Dining Room

9' 11" x 11' 11" (3.02m x 3.63m) Double-glazed window to the front. Radiator.

Kitchen

9' 11" x 12' 8" (3.02m x 3.86m)

This fitted kitchen includes both wall and base units with solid Oak work surfaces over, a Belfast sink with mixer taps, a mid-level double oven, and a gas hob with extractor fan over. There is also an integrated dishwasher, an integrated wine chiller, and an integrated fridge/freezer, as well as space for a washing machine. Integrated central heating/hot water boiler. Radiator. Tiled flooring & tiled splashback. Vertical radiator. Double-glazed window to the side.

Bedroom One

12' 6" x 10' 9" (3.81m x 3.28m)

Double-glazed window to the rear. Radiator.

Bedroom Two

12' x 10' 9" (3.66m x 3.28m)

Double-glazed French doors to the rear, leading to

Radiator.

Bedroom Three / Study

10' 10" x 8' 3" (3.30m x 2.51m) Double-glazed window to the side. Built-in wardrobes. Radiator.

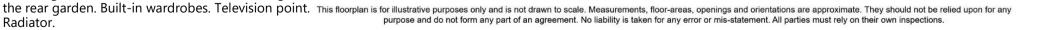
Bathroom

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

Outside

To the front of the property, there is a hardstanding & shingle driveway providing parking for several cars. There is also a car port which leads on to the garage. To the rear, the garden is fully enclosed & is mainly laid to lawn alongside various shrubs & hedges, a patio area & a summer house.









welcome to

London Road, Downham Market

- 3 bedroom detached bungalow
- Walking distance to the town centre + amenities
- Lounge + separate dining room
- Garage + car port
- Large rear garden

Tenure: Freehold EPC Rating: C

£325,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: DHM111759 - 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.



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk

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.