





**Kensington Road, Downham Market, PE38 9SX** 

# welcome to

# **Kensington Road, Downham Market**

Chain free! A spacious detached bungalow positioned in a peaceful area of Downham Market, just a short walk from the nearest supermarket & town centre. Offering generous living space throughout, the property sits on an enviable corner plot with low-maintenance gardens, off-road parking & garage.













#### **Accommodation:**

Double-glazed entrance door to:

#### **Entrance Hall**

Door to the front. Radiator. Loft access.

## L-Shaped Lounge/Diner

### **Lounge Area**

20' 7"  $\times$  10' 7" (  $6.27m \times 3.23m$  ) Double-glazed bay window to the front. Two radiators. Fireplace with electric fire.

## **Dining Area**

9' 1" x 23' 3" (  $2.77m \times 7.09m$  ) Radiator. Sliding patio doors opening to the conservatory.

### Conservatory

11' 7" x 9' 1" ( 3.53m x 2.77m )

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

#### Kitchen

11' 7" x 12' 2" ( 3.53m x 3.71m )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, an electric double oven & a gas hob with cooker hood over. Airing cupboard. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

### **Bedroom One**

10' 4" x 12' 7" (  $3.15m \times 3.84m$  ) Double-glazed window to the rear. Radiator.

#### **En Suite**

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the rear.

#### **Bedroom Two**

9' 3" x 12' 4" ( 2.82m x 3.76m ) Double-glazed window to the front. Radiator.

#### **Bedroom Three**

9' 3" x 7' 8" (  $2.82m\ x\ 2.34m$  )

Double-glazed window to the rear. Radiator.

#### **Bathroom**

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

#### **Outside**

The bungalow sits on a large corner plot with low-maintenance gardens wrapping around the property. To the front, a hardstanding driveway provides off-road parking for one vehicle & leads to the garage, whilst the well-kept front garden is fully gravelled for ease of maintenance. The low-maintenance rear garden is fully enclosed, and is partially laid to lawn, alongside a patio area, gravelled areas, various borders, plants & shrubs.



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





# welcome to

# **Kensington Road, Downham Market**

- Three bedroom detached bungalow
- Large lounge/diner
- Conservatory + modem kitchen
- En suite shower room
- Corner plot

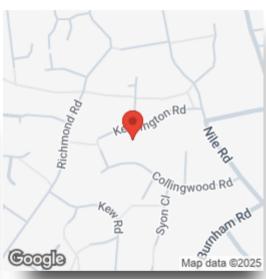
Tenure: Freehold EPC Rating: Awaited

£350,000









Please note the marker reflects the postcode not the actual property

# check out more properties at williamhbrown.co.uk



Property Ref: DHM112033 - 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.