









welcome to

Harebell Road, Downham Market

Chain free! Nestled in a quiet cul-de-sac near Downham Market's town centre & train station is this spacious 3 bed detached bungalow. Enjoying a bright lounge, airy conservatory & well-equipped kitchen, plus low-maintenance garden, car port & garage.













Accommodation:

Double-glazed entrance door to:

Entrance Porch

Lobby

Radiator. Storage cupboard. Loft access.

Lounge

16' \times 13' 1" ($4.88m \times 3.99m$) Double-glazed window to the front. Feature fireplace. Two radiators.

Kitchen

8' 9" x 13' 9" (2.67m x 4.19m)

This fitted kitchen includes both wall & base units with work surfaces, a sink & drainer unit, a built-in double oven & a gas hob with integated cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & dishwasher. Radiator. Storage cupboard. Double-glazed window to the front. Double-glazed door to the side.

Bedroom One

12' 9" \times 10' ($3.89 \text{m} \times 3.05 \text{m}$) Double-glazed window to the rear. Radiator.

En Suite

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

Bedroom Two

 $8' 8" \times 9' 4" (2.64m \times 2.84m)$ Double-glazed window to the rear. Radiator.

Bathroom

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

Outside

To the front of the property, a gravel driveway is partially covered by a car port & provides off-road parking for 2 cars whilst leading to the garage. To the rear, the low-maintenance garden has been well-maintained, offering a patio area, garden pond, greenhouse & hedge features.

Agent's Note

Please note that the white goods (fridge/freezer, dishwasher & washing machine) will all be left in the property.



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

Harebell Road, Downham Market

- Spacious 3 bedroom detached bungalow
- Quiet cul-de-sac location
- Lounge + conservatory with insulated roof
- En suite + bathroom
- Low-maintenance rear garden

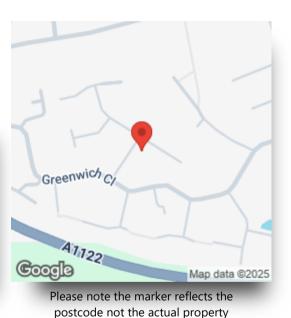
Tenure: Freehold EPC Rating: D

£315,000









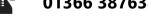
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Property Ref: DHM112268 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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