





Grimshoe Road, Downham Market, PE38 9WF

welcome to

Grimshoe Road, Downham Market

Chain free! A modern & well-presented three bedroom detached bungalow, located in the heart of Downham Market. Featuring a spacious open plan kitchen/diner, conservatory, walk-in wardrobe & en suite to principal bedroom, plus a garage, driveway & enclosed garden.













Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Loft access. Airing cupboard.

Lounge

12' 8" x 16' 6" (3.86m x 5.03m) Double-glazed window to the front. Radiator. Feature fireplace. French doors to:

Kitchen / Diner

18' 8" x 13' 1" (5.69m x 3.99m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in double oven & an electric hob with stainless steel cooker hood over. There is also an integrated dishwasher, as well as space for a fridge/freezer & plumbing for a washing machine. Double-glazed window to the rear. French doors opening to:

Conservatory

10' 8" x 9' 3" (3.25m x 2.82m)
Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed French doors to the side.

Bedroom One

14' x 12' 6" (4.27m x 3.81m)

Double-glazed window to the rear. Radiator. Door opening to large walk-in wardrobe with radiator.

En Suite

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

Bedroom Two

12' 7" x 10' 3" (3.84m x 3.12m)

Double-glazed window to the front. Radiator. Built-in wardrobe.

Bedroom Three

13' x 8' 2" (3.96m x 2.49m)

Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit & bath with shower over. Heated towel rail. Double-glazed window to the front.



To the front of the property, a hardstanding driveway provides off-road parking for 1 car & leads to the garage. The front garden is laid to lawn, with a garden path leading to the entrance door. To the rear, the garden is fully enclosed by timber fencing & has been seeded. You will also find find a strawberry patch & a patio area.



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

Grimshoe Road, Downham Market

- 3 bedroom detached bungalow
- No onward chain!
- Lounge + conservatory
- Open plan kitchen/diner
- Principal bedroom with en suite + walk-in wardrobe

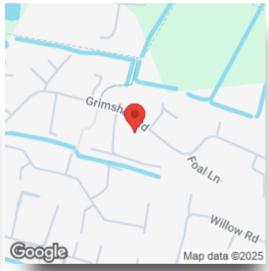
Tenure: Freehold EPC Rating: C

£375,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: DHM111841 - 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.



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.