



Denver Hill, Downham Market, PE38 9BE

welcome to

Denver Hill, Downham Market

Chain free! A large, three bedroom detached bungalow, occupying an impressive corner plot within a sought-after area of Downham Market. The property is perfectly positioned within walking distance to the town centre & offers a spacious lounge/diner, kitchen/breakfast room & conservatory.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front.

Entrance Hall

Radiator. Loft access. Single-glazed door to porch.

Lounge / Diner

26' x 10' 9" plus bay window (7.92m x 3.28m plus bay window)

Double-glazed bay window to the front & double-glazed window to the side. Three radiators. Feature fireplace with gas fire.

Kitchen

8' 9" x 12' 9" (2.67m x 3.89m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, and space for a freestanding cooker with integrated cooker hood over. There is also a pantry cupboard & airing cupboard. Radiator. Double-glazed window to the rear into the conservatory. Opening to:

Breakfast Room

9' 9" x 8' 5" (2.97m x 2.57m)

Double-glazed window to the rear. Radiator.

Conservatory

12' 6" x 6' 8" (3.81m x 2.03m)

Of brick & uPVC construction. Windows to the sides & rear.

Bedroom One

12' 8" x 8' 9" (3.86m x 2.67m)

Double-glazed window to the rear. Radiator.

Bedroom Two

11' x 9' 6" (3.35m x 2.90m)

Double-glazed window to the front. Radiator.

Bedroom Three

8' 9" x 7' 2" (2.67m x 2.18m)

Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Heated towel rail & radiator. Double-

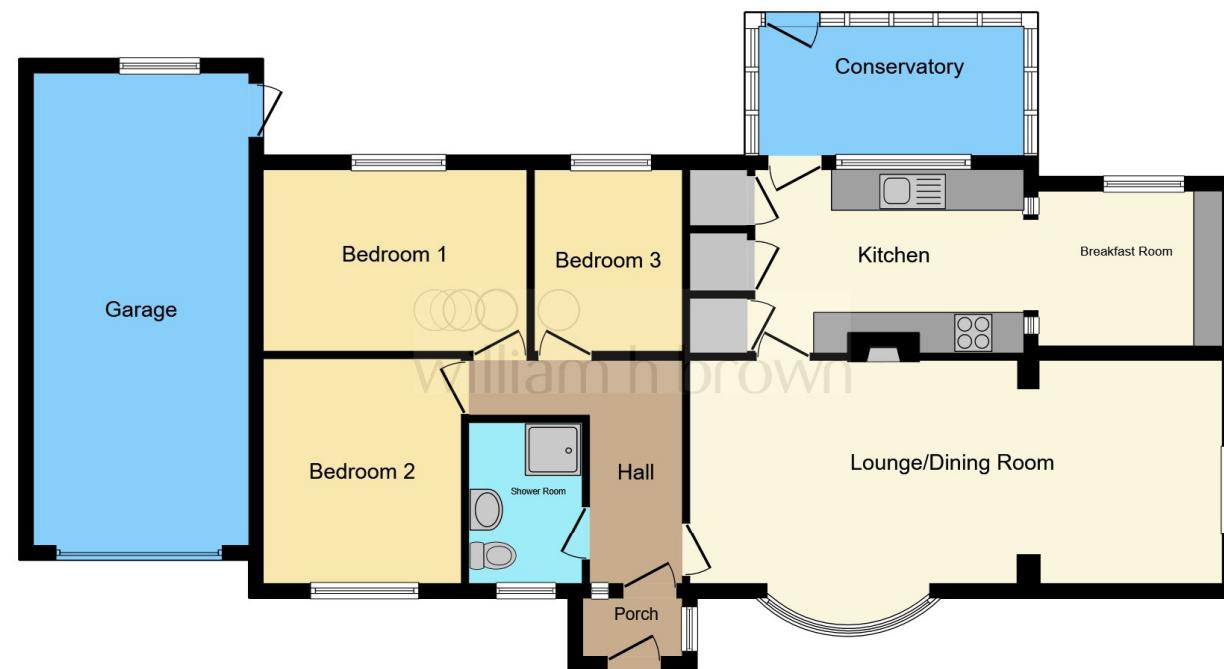
glazed window to the front.

Outside

The property occupies a sizable corner plot with generous gardens to the front & rear. To the front of the property, you will find a brickweave driveway which provides off-road parking for two cars & leads to the garage. The generous front garden is laid to lawn, enclosed by a low brick wall. To the rear, the spacious, south-facing garden is mainly laid to lawn, alongside a patio area, a low feature wall, pergola & various plants, shrubs & hedges.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.



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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welcome to

Denver Hill, Downham Market

- 3 bedroom detached bungalow
- Large lounge/diner
- Kitchen + breakfast room
- Generous corner plot
- Garage + driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£365,000



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