



Alexandra Way, Downham Market, PE38 9TF

welcome to

Alexandra Way, Downham Market

Chain free! A well-presented & low-maintenance, 3 bedroom detached bungalow, positioned within a peaceful cul-de-sac close to Downham Market town centre. The property offers manageable living, with a generous lounge/diner & conservatory, plus rear garden, driveway & garage.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Loft access.

Lounge / Diner

20' 8" max, narrowing to 9'1" x 23' 4" max, narrowing to 10'9 (6.30m max, narrowing to 9'1" x 7.11m max, narrowing to 10'9)
L-shaped room. Double-glazed bay window to the front. Three radiators. Fireplace with gas fire. Double-glazed sliding patio doors to the rear leading to the conservatory.

Conservatory

12' x 7' 6" (3.66m x 2.29m)
Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed door to the side leading to the rear garden.

Kitchen

11' 8" x 12' (3.56m x 3.66m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker with integrated cooker hood over. There is also space & plumbing for a washing machine, as well as space for a fridge/freezer. Double doors opening to airing cupboard housing gas central heating boiler. Radiator. Double-glazed window to the rear. Door to the rear leading to the conservatory.

Bedroom One

12' 2" x 10' 5" (3.71m x 3.17m)
Double-glazed window to the rear. Radiator.

Bedroom Two

12' 5" x 9' 3" (3.78m x 2.82m)
Double-glazed window to the front. Radiator.

Bedroom Three

9' 4" x 7' 8" (2.84m x 2.34m)
Double-glazed window to the front. Radiator.

Bathroom

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

Outside

To the front of the property, the garden is laid to lawn with a garden path leading to the entrance door, whilst a hardstanding driveway to the side of the property provides off-road parking for two cars & leads to the garage. The manageable rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & a lovely variety of low-maintenance shrubs & hedges. There is also an outside tap.



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



view this property online williamhbrown.co.uk/Property/DHM112432



welcome to

Alexandra Way, Downham Market

- Three bedroom detached bungalow
- No onward chain!
- Lounge/diner + conservatory
- Low-maintenance rear garden
- Driveway parking + garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112432



Property Ref:
DHM112432 - 0006

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.

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.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk