



**Maple Road, Downham Market, PE38 9PY**



**welcome to**

## **Maple Road, Downham Market**

Chain free! This well-presented, 2 bedroom semi-detached bungalow in set within a peaceful area of Downham Market, just a 10-minute walk to town centre. Benefiting from a bright lounge/diner, kitchen & conservatory, as well as a south-facing garden & ample parking, this truly must be seen!



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the side. Radiator. Two storage cupboards. Loft access.

**Kitchen**

10' 7" x 9' 5" ( 3.23m x 2.87m )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level electric oven & a gas hob with stainless steel cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed windows to the front & side.

**Lounge / Diner**

19' 5" x 9' 7" ( 5.92m x 2.92m )

Double-glazed window to the front. Radiator. Feature fireplace.

**Bedroom One**

11' 7" x 11' 2" ( 3.53m x 3.40m )

Double-glazed window to the rear. Radiator.

**Bedroom Two**

9' 3" x 7' 9" ( 2.82m x 2.36m )

Radiator. Double-glazed door leading to:

**Conservatory**

9' 5" x 9' ( 2.87m x 2.74m )

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

**Shower Room**

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

**Outside**

The property offers a generous frontage with a lawned front garden surrounded by flowered borders, whilst a hardstanding driveway to the side provides off-road parking for 3 cars. To the rear, the low-maintenance, south-facing garden is fully enclosed by timber fencing & hedging, and is mainly laid to lawn, alongside various plants & shrubs.

**Agent's Note**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



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](http://www.focalagent.com)



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## **Maple Road, Downham Market**

- 2 bedroom semi-detached bungalow
- Lounge/diner + conservatory
- Shower room
- South-facing garden
- Driveway parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

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**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**william h brown**



**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**