



Buttercup Drive, Downham Market, PE38 9GJ

welcome to

Buttercup Drive, Downham Market

Located within easy walking distance to the mainline train station & Downham Market town centre, lies this spacious 3 bedroom semi-detached house. Modern & well-presented throughout, the property benefits from modern open plan living, utility area & en suite, plus generous garden & parking.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Storage cupboard.

Open Plan Kitchen/Living Area

24' 8" x 11' 4" (7.52m x 3.45m)

Kitchen Area

This modern, fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric oven & a gas hob with cooker hood over. There is also an integrated fridge/freezer, integrated dishwasher & integrated microwave. Pantry cupboard. Double-glazed window to the front.

Living/Dining Area

Radiator. Double-glazed bi-folding doors to the rear leading to the rear garden.

Utility Area

5' 9" x 4' 4" (1.75m x 1.32m)

With utility cupboard offering space & plumbing for a washing machine.

Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall. Airing cupboard. Loft access. Double-glazed window to the side.

Bedroom One

11' 3" x 10' 2" (3.43m x 3.10m)

Double-glazed window to the rear. Radiator. Built-in wardrobes.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail.

Bedroom Two

11' 3" x 8' 4" plus recess (3.43m x 2.54m plus recess)

Double-glazed window to the front. Radiator.

Bedroom Three

7' 5" x 7' 2" (2.26m x 2.18m)

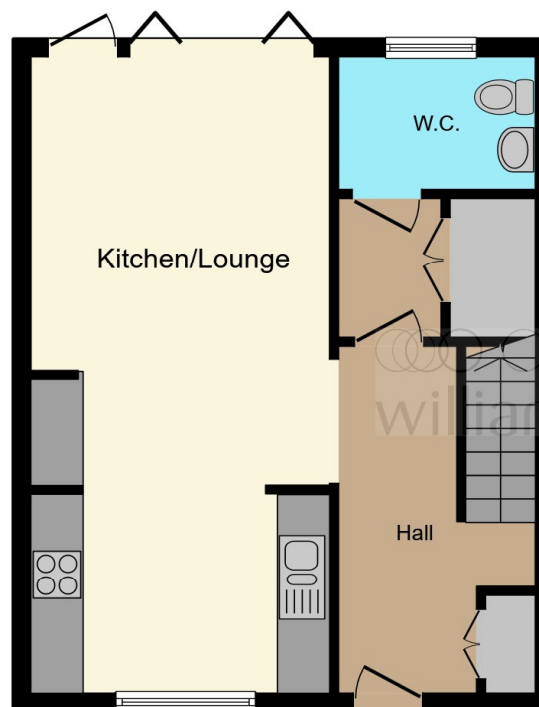
Double-glazed window to the front. Radiator.

Bathroom

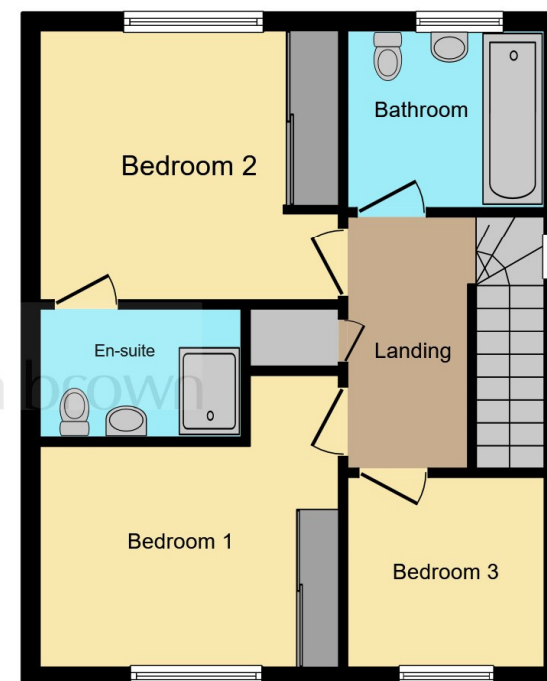
Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the rear.

Outside

To the front of the property, a hardstanding driveway provides off-road parking for 2 cars. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area, decking area & slate borders.



Ground Floor



First Floor

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



check out more properties at williamhbrown.co.uk



welcome to

Buttercup Drive, Downham Market

- 3 bedroom semi-detached house
- Open plan kitchen/living/dining area
- Utility cupboard + WC
- En suite shower room
- Off-road parking

Tenure: Freehold EPC Rating: C

offers over

£250,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM111731 - 0002

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.



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk