









# welcome to

# **Retreat Estate, Downham Market**

Chain free! A deceptively spacious, 3 bedroom mid-terraced house, located within walking distance to Downham Market town centre & all the amenities it has to offer. Boasting generous living space throughout, including two reception rooms, utility room, comfortable bedrooms & enclosed garden.













#### **Accommodation:**

Double-glazed entrance door to:

### **Entrance Porch**

Door to the front. Double-glazed windows to the front & side.

#### **Entrance Hall**

Stairs leading to the first floor landing. Radiator.

# Lounge

12' x 12' 5" plus bay window + alcove ( 3.66m x 3.78m plus bay window + alcove )

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

# **Dining Room**

10' 1" x 10' (3.07m x 3.05m)

Double-glazed French doors to the rear leading to the rear garden. Feature fireplace. Radiator.

#### Kitchen

10' x 9' 4" ( 3.05m x 2.84m )

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a low-level electric oven & an electric hob with integrated cooker hood over. There is also an integrated fridge & integrated dishwasher. Radiator. Double-glazed window to the rear.

# **Rear Hallway**

Double-glazed doors to either side. Storage cupboard. Double-glazed window to the side.

# Cloakroom

Fitted with WC. Double-glazed window to the side.

## **Utility Room**

8' 5" x 9' 7" max ( 2.57m x 2.92m max )

Double-glazed door to the side. Three storage cupboards.

#### **Shower Room**

Fitted with wet room-style shower & wash hand basin. Double-glazed window to the side.

# First Floor Landing

Stairs from the entrance hall. Loft access. Radiator.

### **Bedroom One**

11' 8" x 12' (3.56m x 3.66m) Double-glazed window to the front. Radiator.

#### **Bedroom Two**

11' 8" x 10' 1" ( 3.56m x 3.07m )

Double-glazed window to the rear. Radiator. Airing cupboard.

#### **Bedroom Three**

8' 5" x 7' 9" ( 2.57m x 2.36m )

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

#### **Bathroom**

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

#### Outside

To the front of the property, the garden is mainly laid to lawn, alongside hedges to the sides for added privacy & a garden path leading to the entrance door. To the rear, the garden is fully enclosed by hedging & timber fencing, and is predominantly laid to lawn, with a number of plants & shrubs.



**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





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# **Retreat Estate, Downham Market**

- 3 bed mid-terraced house
- Lounge + dining room
- Utility room/wet room
- Generous rear garden
- Walking distance to town centre

Tenure: Freehold EPC Rating: D

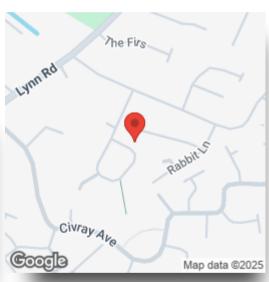
Council Tax Band: A

# £190,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/DHM110974



Property Ref: DHM110974 - 0004 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.





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