



Short Drove, Downham Market, PE38 9PT

welcome to

Short Drove, Downham Market

An impressive five bedroom detached family home, located within a quiet area of Downham Market. The property offers fantastic space throughout for all the family, with an open plan kitchen/diner, two reception rooms & two en suites, whilst outside boasts an enclosed garden & garage.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Double-glazed window to the front. Stairs leading to the first floor landing.

Lounge

12' 7" x 19' 6" (3.84m x 5.94m)

Double-glazed window to the front. Feature fireplace. Radiator. Double-glazed French doors to the rear.

Dining Room

12' 7" x 8' 1" (3.84m x 2.46m)

Double-glazed window to the rear. Radiator.

Kitchen

15' 6" x 12' 6" (4.72m x 3.81m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, and space for range-style cooker with stainless steel cooker hood over. There is also an integrated dishwasher. Double-glazed windows to the side & rear. Double-glazed skylight window.

Utility Room

8' 7" x 7' 4" (2.62m x 2.24m)

Fitted with base units with work surfaces over. Stainless steel sink & drainer unit. Space & plumbing for a washing machine & tumble dryer. Double-glazed window to the rear. Double-glazed door to the rear.

Cloakroom

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

First Floor Landing

Stairs from the entrance hall. Radiator. Storage cupboard. Double-glazed window to the front.

Bedroom Two

12' 7" x 9' 8" (3.84m x 2.95m)

Double-glazed window to the rear. Radiator.

En Suite

Fitted with WC, wash hand basin & shower cubicle.

Radiator. Double-glazed window to the front.

Bedroom Three

12' 8" x 9' 5" (3.86m x 2.87m)

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

Bedroom Four

9' 5" x 8' 1" (2.87m x 2.46m)

Double-glazed window to the rear. Radiator.

Bedroom Five

8' 9" x 6' 6" (2.67m x 1.98m)

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 front.

Second Floor Landing

Double-glazed skylight window.

Bedroom One

15' 3" x 14' 6" (4.65m x 4.42m)

Double-glazed windows to the front & rear. Two radiators. Built-in wardrobe. Loft access.

En Suite

Fitted with WC & wash hand basin. Radiator.

Outside

To the front of the property, a brickweave driveway provides off-road parking for 2 - 3 cars & leads to the single garage. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area, and overlooks fields behind the property.

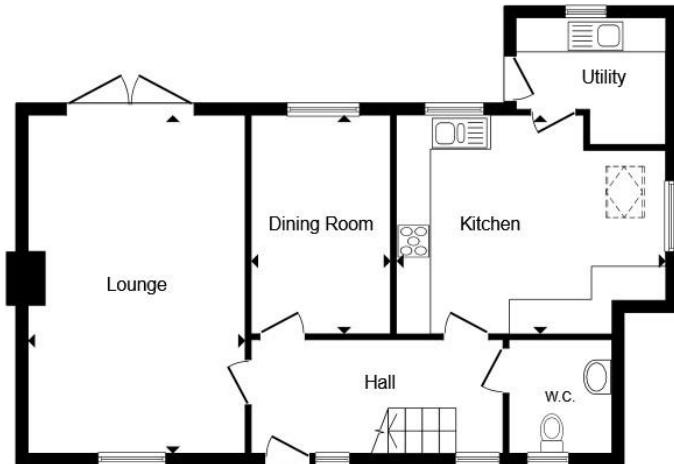
Agent's Note

The property benefits from solar panels, generating around £2,000 annually under the current tariff.

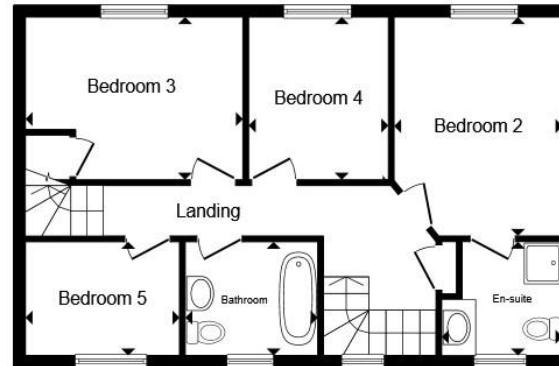


view this property online williamhbrown.co.uk/Property/DHM112710

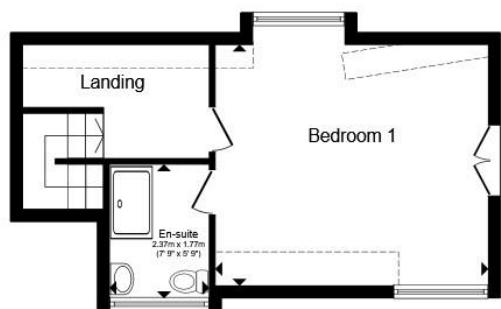




Ground Floor



First Floor



Second Floor

Total floor area 159.5 m² (1,717 sq.ft.) approx

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.propertybox.io

welcome to

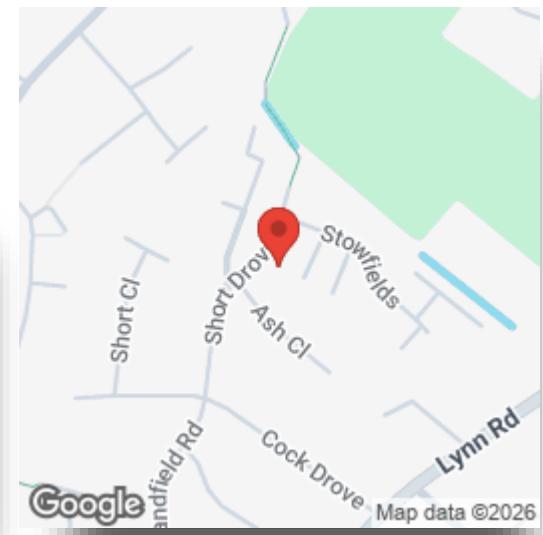
Short Drove, Downham Market

- 5 bedroom detached house
- Open plan kitchen/diner
- Lounge + dining room
- Two en suites
- Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£450,000



view this property online williamhbrown.co.uk/Property/DHM112710

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.



Property Ref:
DHM112710 - 0003

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.

Please note the marker reflects the postcode not the actual property

 william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk