



Elm Close, Downham Market, PE38 9PQ

welcome to

Elm Close, Downham Market

Chain free! This spacious 2 bedroom detached bungalow sits on a generous corner plot in a quiet cul-de-sac, just a short walk from the town centre & close to the mainline station. Offering spacious internal accommodation & enviable outside space, this property is full of potential!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Storage cupboard. Loft access.

Lounge

Double-glazed windows to the front & rear. Two radiators. Feature fireplace.

Dining Room

Double-glazed window to the rear. Radiator. Built-in storage cupboard. Opening to:

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, built-in oven & a gas hob with cooker hood over. There is also space for a fridge/freezer. Airing cupboard. Double-glazed window to the rear. Double-glazed door leading to:

Conservatory

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

Utility Room

Space & plumbing for a washing machine & tumble dryer. Window into conservatory.

Bedroom One

Double-glazed window to the rear. Radiator.

Bedroom Two

Double-glazed window to the front. Radiator.

Shower Room

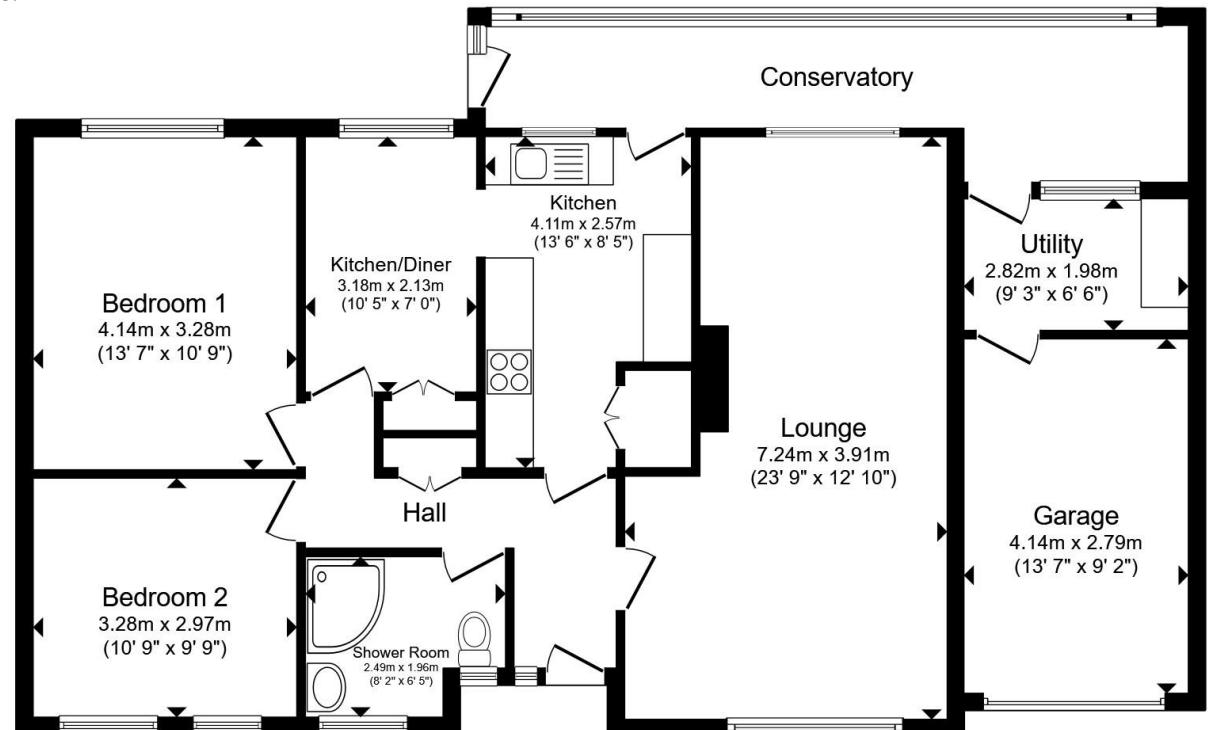
Fitted with WC, wash hand basin & corner shower cubicle. Radiator. Two double-glazed windows to the front.

Outside

To the front of the property, a large gravelled driveway provides off-road parking for multiple vehicles & leads to the car port & garage. The generous rear garden is fully enclosed by timber fencing & hedging, and is mainly laid to lawn, alongside a patio area & low-maintenance gravelled areas with raised beds. There are also various garden sheds.

Garage

Connected to power. Split into garage & utility room.



Total floor area 113.4 m² (1,220 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

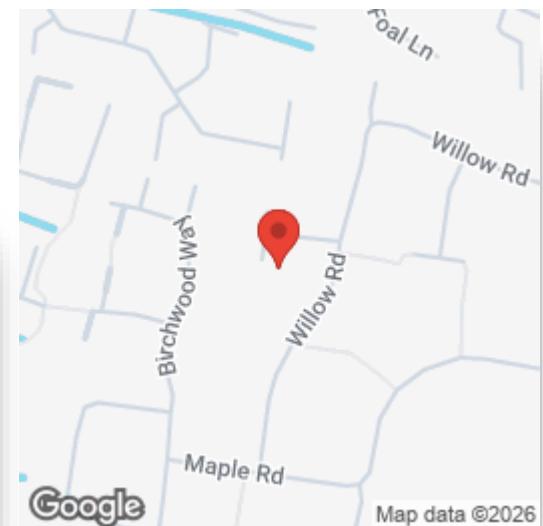
Elm Close, Downham Market

- Two bedroom detached bungalow
- Lounge, dining room + conservatory
- Utility area
- Large driveway
- Garage + car port

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£290,000



check out more properties at williamhbrown.co.uk

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:
DHM112064 - 0002

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