



Winnold Street, Downham Market, PE38 9FE

welcome to

Winnold Street, Downham Market

William H Brown are delighted to bring to the market this four bedroom detached family home in an excellent location in Downham Market. The property comprises of an open plan kitchen/diner, utility room, lounge, cloakroom, four good-sized bedrooms, en suite & bathroom, plus front & rear gardens.



Accommodation

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator.

Cloakroom

Fitted with WC and wash hand basin with vanity unit, Tiled flooring. Heated towel rail.

Kitchen / Diner

11' 9" x 19' 9" (3.58m x 6.02m)

This fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, an electric oven and a gas hob with integrated cooker hood over. There is also space and plumbing for both a dishwasher and a fridge/freezer. Two radiators. Tiled flooring to kitchen area. Double-glazed windows to the front and rear.

Lounge

11' 3" x 19' 8" (3.43m x 5.99m)

Double-glazed window to the front. Radiator. Television point. Double-glazed French doors leading to the rear garden.

Utility Room

6' 7" x 5' (2.01m x 1.52m)

Fitted with wall and base units with work surfaces over & stainless steel sink and drainer unit. Plumbing for a washing machine. Radiator. Tiled flooring. Double-glazed door to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Loft access. Storage cupboard. Radiator.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

Double-glazed window to the rear. Radiator. Television point.

En Suite

Fitted with WC, pedestal wash hand basin, and shower cubicle. Tiled flooring & tiled splashback. Radiator. Double-glazed window to the rear.

Bedroom Two

9' 9" x 12' (2.97m x 3.66m)

Double-glazed window to the rear. Radiator.

Bedroom Three

10' x 9' 10" (3.05m x 3.00m)

Double-glazed window to the front. Radiator.

Bedroom Four

10' 2" x 8' 5" (3.10m x 2.57m)

Double-glazed window to the front. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin and bath with mixer taps. Radiator. Tiled flooring & partly tiled walls. Double-glazed window to the front.

Outside

To the front of the property, there is lawned front garden enclosed by a low hedge, with a garden path leading to the entrance door. To the rear, the generous garden is mainly laid to lawn, with a large decking area to the side.

Garage

Power & lighting. Up & over door.



view this property online williamhbrown.co.uk/Property/DHM109663



welcome to

Winnold Street, Downham Market

- Four bedroom detached house in Downham Market
- Open plan kitchen/diner
- Large lounge leading out to rear garden
- Utility room
- Garage & driveway.

Tenure: Freehold EPC Rating: C

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM109663

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
DHM109663 - 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.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk