



**Bluebell Close, Downham Market, PE38 9GP**



**welcome to**

**Bluebell Close, Downham Market**

Chain free! A modern 4 bed detached family home in a sought-after area of Downham Market, just a short walk from the town centre & mainline train station. Featuring a stylish open plan kitchen/living space, separate lounge, en suite, garden, driveway & garage. Must be seen!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Radiator. Storage cupboard.

### Cloakroom

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

### Lounge

Double-glazed windows to the front, side & rear. Radiator.

### Dining Room

Double-glazed windows to the side & rear. Radiator.

### Kitchen / Diner

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in double oven & a gas hob with integrated cooker hood over. There is also an integrated dishwasher as well as space for a fridge/freezer. Radiator. Double-glazed windows to the front & side. Double-glazed bi-folding doors to the rear leading to the rear garden.

### First Floor Landing

Double-glazed window to the rear. Airing cupboard.

### Bedroom One

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

## En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Storage cupboard. Double-glazed window to the front.

### Bedroom Two

Double-glazed window to the front. Radiator.

### Bedroom Three

Double-glazed window to the front. Radiator.

### Bedroom Four

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

### Bathroom

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

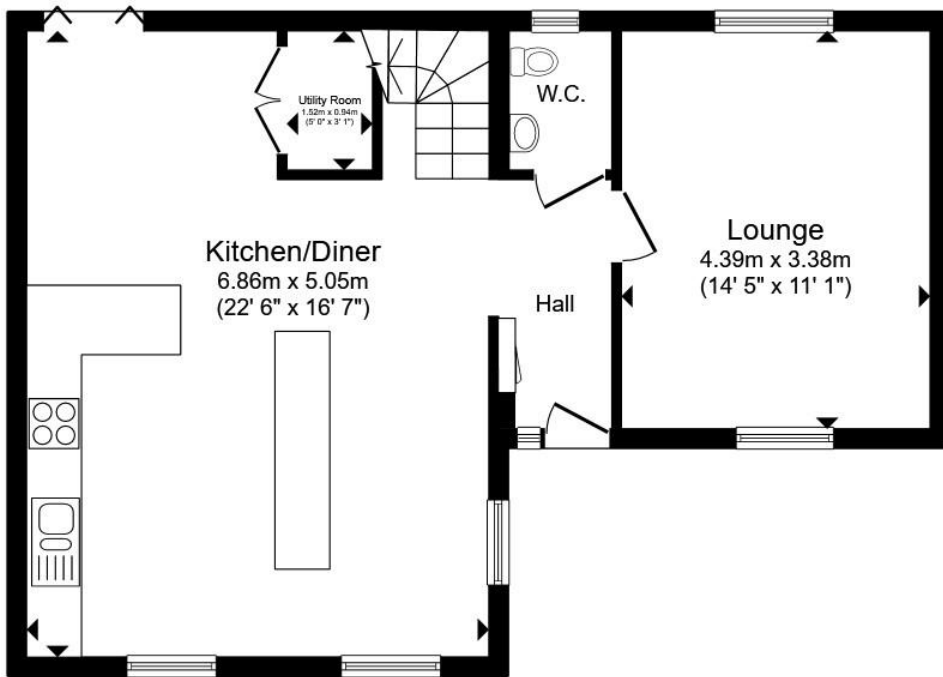
## Outside

To the front of the property, a ramp & steps lead up to the entrance door, whilst the low-maintenance front garden area is filled with plants & shrubs. The rear garden is fully enclosed by a walled border & timber fencing for added privacy, and is mainly laid to lawn, alongside a patio area & young trees. A gate from the garden leads to the garage behind the property & driveway with off-road parking.

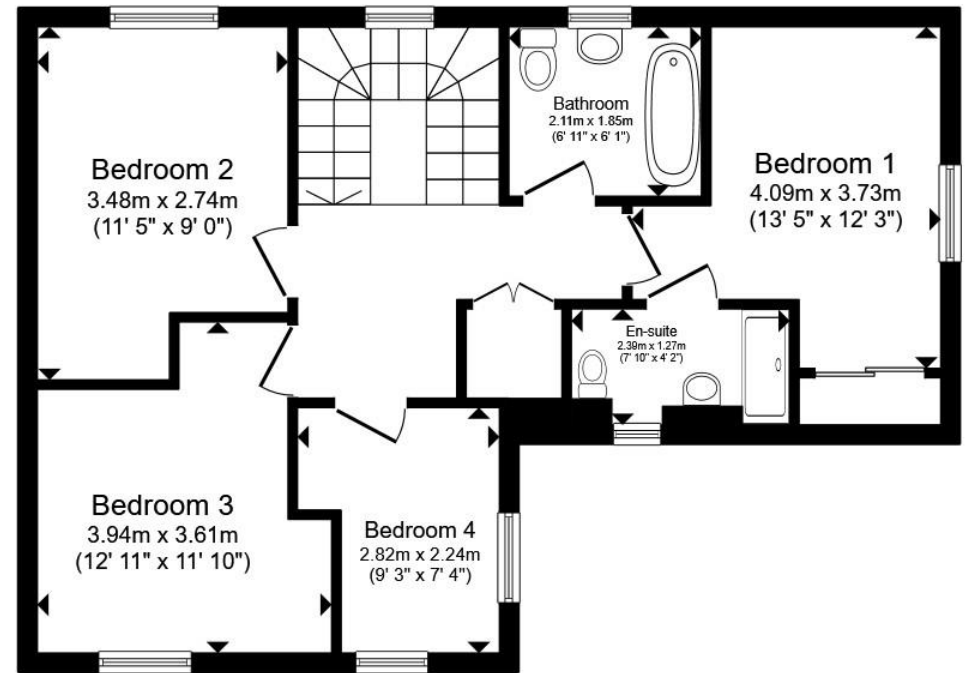


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**Ground Floor**



**First Floor**

Total floor area 111.2 m<sup>2</sup> (1,196 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](http://www.propertybox.io)

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## Bluebell Close, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4 bed detached house
- No onward chain!

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

guide price

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112666 - 0002

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