



Station Road, Ten Mile Bank, DOWNHAM MARKET, PE38 0EP

welcome to

Station Road, Ten Mile Bank, DOWNHAM MARKET

A charming Old School House set in the peaceful village of Ten Mile Bank, blending period character with modern style. Boasting three bedrooms, lounge, dining room, conservatory, stylish kitchen, and stunning gardens with outdoor kitchen, this home offers plenty of space for all the family.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator.

Lounge

Double-glazed bay window to the front. Feature fireplace. Two radiators. Double-glazed sliding sash window to the rear. French doors to:

Conservatory

Double-glazed windows to the front, side & rear. Space & plumbing for washing machine. Double-glazed door to the side leading to the rear garden.

Study

Double-glazed window to the rear.

Dining Room

Double-glazed sliding sash window to the front. Fireplace with wood burning stove. Two radiators.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a ceramic sink & drainer unit, and space for a range-style cooker with cooker hood over. There is also an integrated fridge/freezer, as well as a built-in bin drawer & a pantry cupboard. Radiator. Vaulted ceiling. Two double-glazed windows to the front.

Utility Room

Space & plumbing for a washing machine & tumble dryer. Radiator. Double-glazed window to the rear.

Shower Room

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

Boot Room

Fully tiled. Double-glazed skylight window.

First Floor Landing

Double-glazed sliding sash windows to the front & rear. Loft access.

Bedroom One

Double-glazed sliding sash window to the front. Radiator.

Bedroom Two

Double-glazed sliding sash window to the front offering field views. Radiator.

Bedroom Three

Double-glazed sliding sash window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin with vanity unit & roll-top bath. Radiator with towel rail. Two double-glazed sliding sash window to the rear.

Outside

The well-maintained gardens are fully enclosed by timber fencing, with a gravelled area offering a variety of low-maintenance plants & shrubs, which then leads to a larger lawn. Here, you will find various plants, shrubs & trees, as well as a patio area, a working well & a fantastic outdoor kitchen with seating area and built-in pizza oven, all under the cover of a timber gazebo. Further to this, you will also find a large garden shed.

Agent's Note

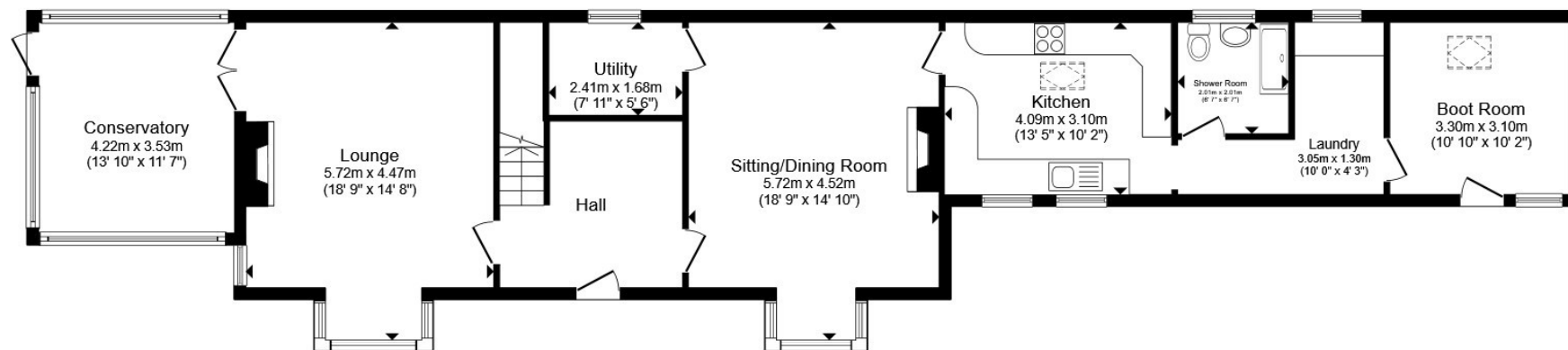
The property offers an off-road parking area which is currently in the process of being added to the land registry title. Please contact the branch for further information.

Heating to the property is served by oil central heating & waste from the property is served by a cess pit. Please contact the branch for further information if required.

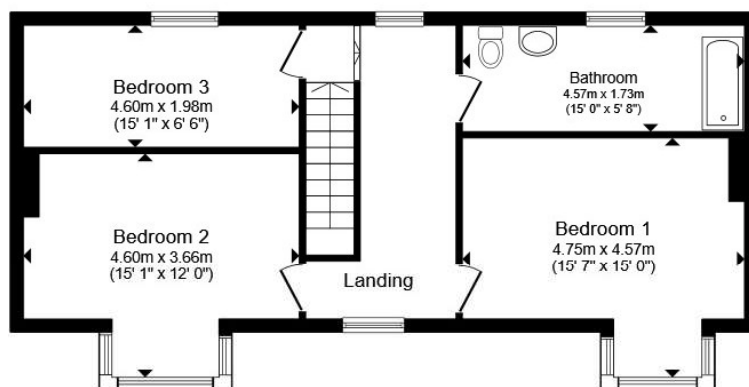


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Ground Floor



First Floor

Total floor area 170.9 m² (1,839 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

Station Road, Ten Mile Bank, DOWNHAM MARKET

- Detached character property
- Three reception rooms
- Country-style kitchen with utility room
- Ground floor shower room
- Boot room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112645 - 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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