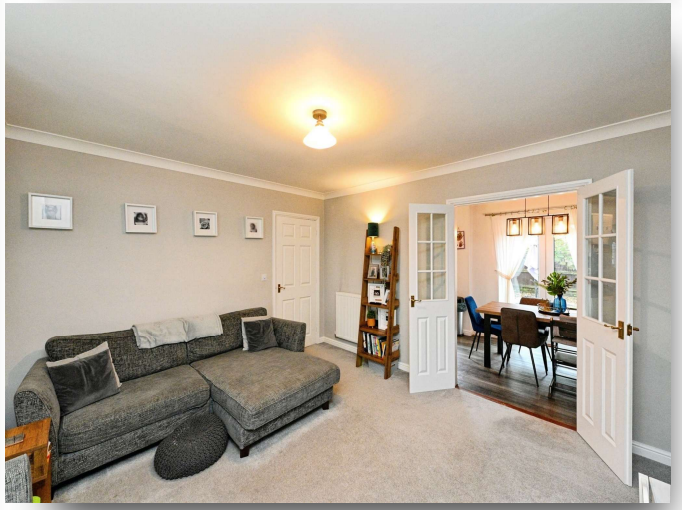






Lowry Way, Downham Market, PE38 9NQ

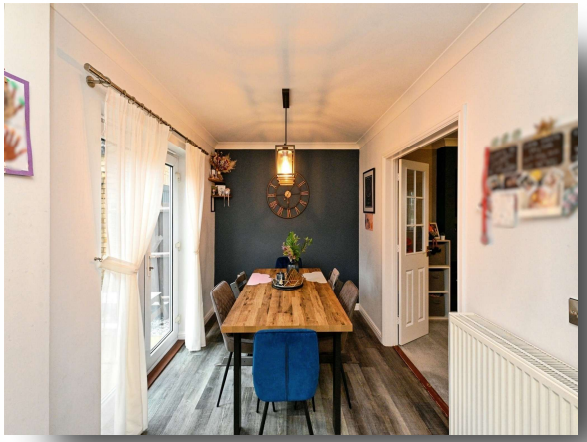
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Not for marketing purposes INTERNAL USE ONLY

welcome to

Lowry Way, Downham Market

Perfectly placed for family life, this beautifully presented home combines spacious, flexible living with a private garden and a peaceful cul-de-sac setting. Enjoy the convenience of having schools, amenities and the town centre all within easy reach.

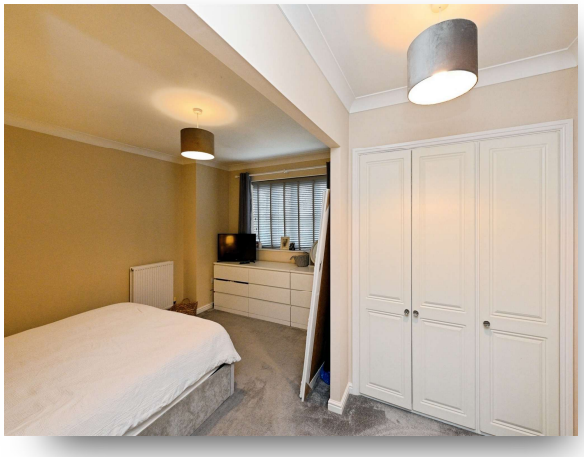












Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front. Double-glazed window to the front. Stairs leading to the first floor landing with under-stairs storage cupboard.

Cloakroom
Fitted with WC & wash hand basin. Double-glazed window to the side.

Lounge
Double-glazed window to the front. Two radiators.

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 electric double oven & a gas hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the rear. Double-glazed door & double-glazed French doors to the rear leading to the rear garden.

First Floor Landing
Stairs from the entrance hall. Loft access. Storage cupboard. Double-glazed window to the side.

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. Double-glazed window to the front.

Bedroom Two
Double-glazed window to the rear. Radiator.

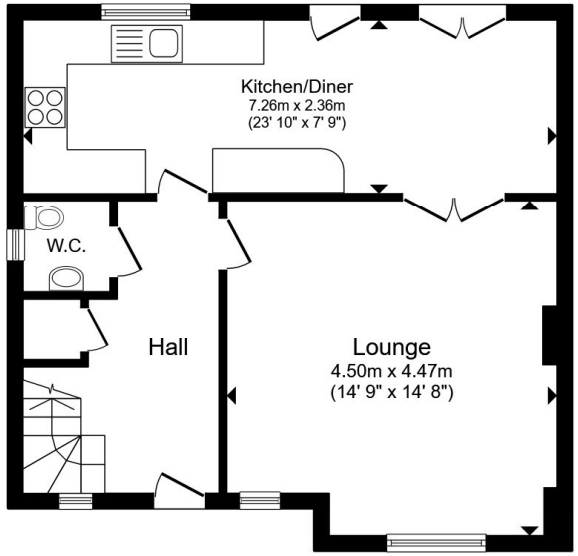
Bedroom Three
Double-glazed window to the rear. Radiator.

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

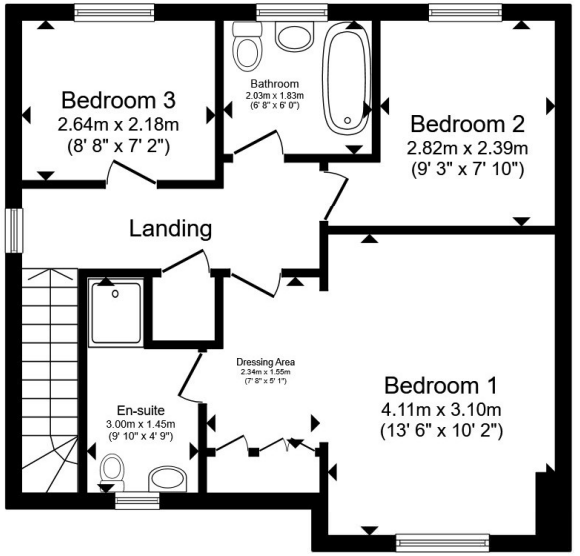
Outside
To the front of the property, a brickweave driveway provides off-road parking for two cars & leads to the garage. To the rear, the garden is fully enclosed & is mainly laid to lawn, alongside a patio area and various shrubs & trees.

Garage
18' 5" x 9' 9" (5.61m x 2.97m)

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 97.3 m² (1,047 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

william h brown

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welcome to

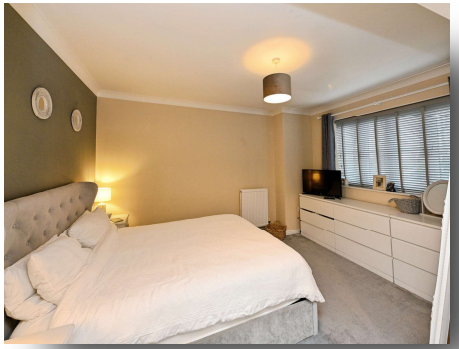
Lowry Way, Downham Market

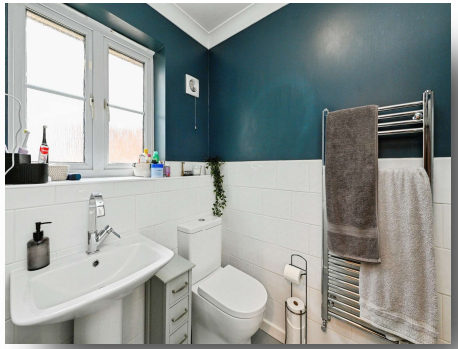
- 3 bed detached family home
- Peaceful cul-de-sac location
- Walking distance to town centre + amenities
- Principal suite with dressing room + en suite
- Ground floor WC

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DHM113192 - 0002

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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williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.