



Crow Hall Estate, Downham Market, PE38 0DG

welcome to

Crow Hall Estate, Downham Market

Chain free! Set on a generous corner plot just a short walk from Downham Market town centre, this three bedroom detached bungalow offers fantastic potential. With private gardens, outbuildings and scope to modernise, it's an ideal opportunity to create a home in a highly sought-after location.



Accommodation:

Entrance door to:

Entrance Hall

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

Lounge

Two double-glazed windows to the side & one to the rear. Fireplace. Two radiators.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit and space for a freestanding cooker with cooker hood over. There is also a pantry cupboard as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double-glazed window to the rear. Radiator.

Shower Room

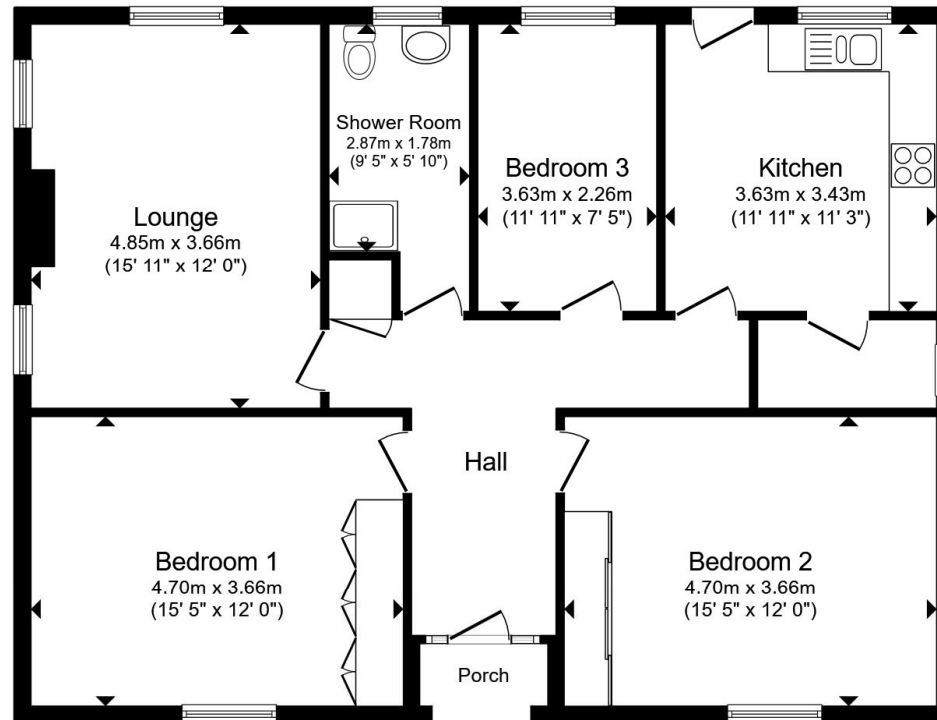
Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the rear.

Outside

The property sits within a generous, established plot, boasting beautifully maintained gardens to both the front and rear. The front garden is predominantly laid to lawn, complemented by neatly arranged shrub and flower borders, and enclosed by mature hedging that provides an excellent degree of privacy. The garden continues along the side of the property and leads through to the rear, where a further well-kept lawn offers additional outdoor space. The rear garden also features a selection of versatile outbuildings, ideal for a range of uses.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



Total floor area 98.3 m² (1,059 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



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Crow Hall Estate, Downham Market

- 3 bedroom detached bungalow
- No onward chain!
- Generous corner plot
- Off-road parking
- Various outbuildings

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

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112967 - 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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