



Holkham Close, Downham Market, PE38 9TP

welcome to

Holkham Close, Downham Market

William H Brown are delighted to offer to market this well presented four bedroom detached family home, located in peaceful cul-de-sac in a desirable area of Downham Market. Viewing Highly Recommended!



Entrance Hall

Storage Cupboard, Radiator

Kitchen

Wall and Base Units, Sink and Mixer Tap, Space for Dishwasher, Space for Freestanding Fridge/Freezer. Double Glazed Window to Side

Utility

Wall and Base Units, Sink and Mixer Tap, Space for Washing Machine

Cloakroom

WC, Hand Wash Basin

Lounge/Diner

Double Glazed Window to Front, Radiator

Conservatory

Double Glazed Patio Doors to Rear

Reception Room

Double Glazed Window to Front and Side, Radiator

Bedroom One

Double Glazed Window to Side, Radiator

En Suite

Shower, WC, Hand Wash Basin

Bedroom Two

Double Glazed Window to Side, Radiator

Bedroom Three

Double Glazed Window to Side, Radiator

Bedroom Four

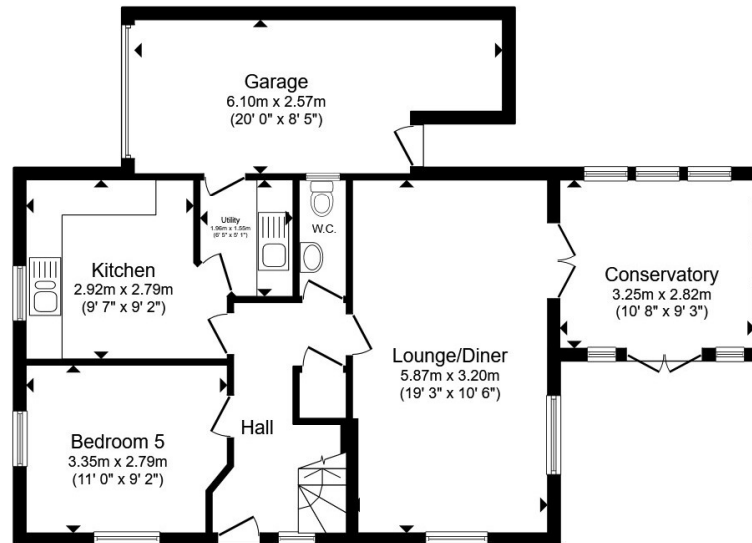
Double Glazed Window to Side, Radiator

Bathroom

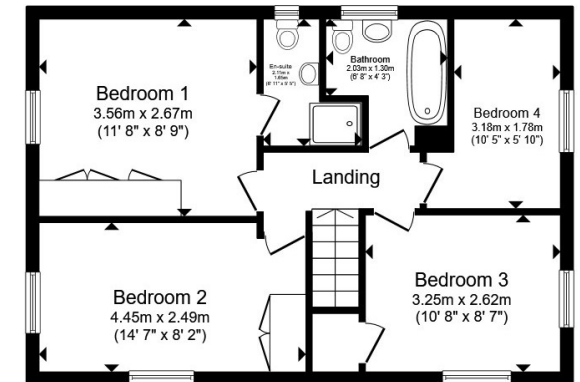
Bath, WC, Hand Wash Basin

Outside

Driveway and Garage, Enclosed Rear Garden with Patio Area and Remainder Laid to Lawn



Ground Floor



First Floor

Total floor area 126.4 m² (1,361 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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welcome to

Holkham Close, Downham Market

- Well Presented Detached Home
- Popular Location
- Four Bedrooms
- Two Reception Rooms
- Driveway and Garage

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

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112928 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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