



Grimshoe Road, Downham Market, PE38 9WF

welcome to

Grimshoe Road, Downham Market

Sold with no chain & tucked away in a secluded position within the heart of Downham Market, this exceptionally spacious bungalow combines generous living space with a beautiful private garden, all just moments from the heart of Downham Market and its excellent amenities.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

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

Cloakroom

Fitted with WC & wash hand basin. Radiator.

Lounge

Double-glazed bay window to the front. Radiator. Fireplace with electric fire. Opening to:

Dining Room

Radiator. Double-glazed French doors to the rear leading to the rear garden.

Kitchen

This modern, 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 stainless steel cooker hood over. There is also an integrated under-counter fridge, integrated under-counter freezer & integrated dishwasher. Radiator. Double-glazed window to the rear.

Utility Room

Fitted with wall & base units with work surfaces over. Stainless steel sink & drainer unit. 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.

Dressing Room

Double-glazed window to the side. Radiator.

En Suite

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

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. Heated towel rail. Double-glazed window to the side.

Outside

To the front of the property, a tarmac driveway provides off-road parking for two cars & leads to the garage. The front garden is enclosed by a low picket fence and is mainly laid to lawn, with various plants, shrubs & an abundance of fruit trees, including apple, pear, plum & cherry trees. To the rear, the generous garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & an abundance of plants, shrubs & trees.

Agent's Note

The sellers advise that there is a management charge of £200 per annum as a contribution towards upkeep of the area.

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.



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welcome to

Grimshoe Road, Downham Market

- Sold with no chain!
- 3 bedroom detached bungalow
- Generous + secluded plot
- Lounge + dining room
- Modern kitchen with utility

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

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM113067 - 0003

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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