



**Victory Road, DOWNHAM MARKET, PE38 9RU**



**welcome to**

**Victory Road, DOWNHAM MARKET**

A large two bedroom detached bungalow set on a generous corner plot in a sought-after area of Downham Market. Just a few minutes' walk from the nearest supermarket & town centre, the property offers spacious accommodation, low-maintenance wraparound gardens, off-road parking & a garage.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Storage cupboard. Radiator.

### Lounge

Double-glazed window to the front. Radiator.  
Feature fireplace.

### Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, an electric double oven & a gas hob with integrated cooker hood over. There is also space for a fridge/freezer. Radiator. Double-glazed window to the rear.

### Utility Room

Fitted with base units. Stainless steel sink & drainer unit. Space & plumbing for washing machine. Door leading to the conservatory.

### Cloakroom

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

### Conservatory

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed door to the side.

### Bedroom One

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

### Bedroom Two

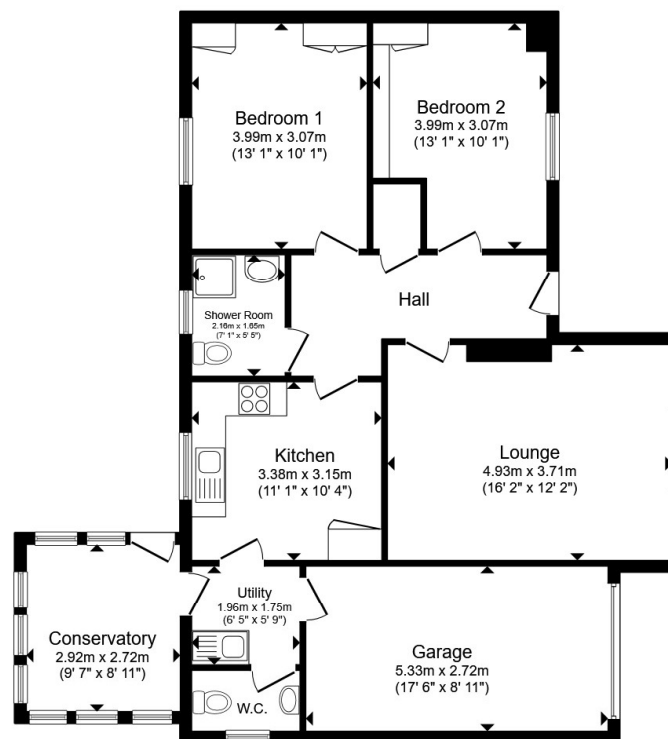
Double-glazed window to the front. Radiator. Built-in wardrobes.

### Shower Room

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

### Outside

The property occupies a large corner plot with low-maintenance gardens wrapping around the property. To the front of the property, a brickweave driveway provides off-road parking & leads to the garage. The low-maintenance front garden is laid to slate, with a variety of shrubs & a paved garden path leading to the entrance. To the rear, the garden is fully enclosed by a brick wall & timber fencing, and is mainly laid to paving with a large patio area, and various shrubs & young trees.



Total floor area 98.8 m<sup>2</sup> (1,063 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](http://www.propertybox.io)

  
william  
h brown



*check out more properties at* [williamhbrown.co.uk](http://williamhbrown.co.uk)





**welcome to**

## **Victory Road, DOWNHAM MARKET**

- Two bedroom detached bungalow
- Large corner plot
- Driveway + garage
- Easy walking distance to shops
- Utility room + WC

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £280,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
DHM112750 - 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.

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.



**01366 387638**

[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)

2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE

**[williamhbrown.co.uk](http://williamhbrown.co.uk)**