



The Royal Oak Furrow Road, Downham Market, PE38 9FW

welcome to

The Royal Oak Furrow Road, Downham Market

A stylish four-bedroom new-build detached home, crafted to deliver bright, modern living & designed with energy efficiency in mind. The layout includes a principal bedroom with en suite, three further double bedrooms, a garage and two off-road parking spaces with EV charging.

Accommodation:

Entrance Hall

Two storage cupboards. Stairs leading to the first floor landing.

Cloakroom

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

Living Room

Double-glazed windows to the front & side.

Open Plan Kitchen/Diner

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

Utility Room

Double-glazed door to the side.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

Double-glazed window to the rear.

En Suite

Double-glazed window to the side.

Bedroom Two

Double-glazed window to the front.

Bedroom Three

Double-glazed window to the rear.

Bedroom Four

Double-glazed window to the front.

Bathroom

Double-glazed window to the side.

Outside

The property benefits from two parking spaces & a single garage, as well as an enclosed garden to the rear.

Specification:

Internal

Paint Finishes:

- All walls painted; French Grey
- All ceilings painted; White
- All joinery painted; White

General Floor Finishes:

- Carpets, standard range to stairs, landing and bedroom: neutral colour
 - Luxury Vinyl Tile (LVT) to kitchen/dining area and hallway: neutral colour
 - Luxury Vinyl Tile (LVT) to bathroom/ensuite, (if applicable) and downstairs cloak: neutral colour
- Kitchens/Utility (Where Applicable)

Kitchen Units:

- Layout - See Manufacturers Layout for details: colour - to be agreed according to No. of Bedrooms
- Laminate work surface: colour - to be agreed according to No. of Bedrooms
- Worktop upstands to match: colour - to be agreed according to No. of Bedrooms

Utility Units:

- Layout - See Manufacturers Layout for details: colour - to be agreed according to No. of Bedrooms
- Laminate work surfaces: colour - to be agreed according to No. of Bedrooms
- Worktop upstands to match: colour - to be agreed according to No. of Bedrooms

Appliances:

- Stainless steel single fan electric under counter oven
- Electric ceramic hob
- Stainless steel chimney hood





- Fridge freezer 70/30 split integrated
- Dishwasher integrated
- Cooker hob to stainless steel splashback
- Free Standing Washing Machine Included.

Sinks and Taps:

- One and half bowl stainless steel sink plus monobloc mixer tap

Bathrooms / Cloaks / Ensuities (Where Applicable)

Bathroom:

- White Bath 170 x 70cm
- White close coupled wc
- White pedestal whb
- Chrome taps
- Over bath mixer shower and screen (only when there is no Ensuite)
- Ceramic wall tiles half height around bath and splashback to basin
- Ceramic wall tiles full height around bath, splashback to basin (only when there is no Ensuite)

Cloak:

- White close coupled wc
- White pedestal whb
- Chrome Taps
- Ceramic tile and splashback to basin

Ensuite:

- White close coupled wc
- White pedestal whb
- Thermostatic shower
- Shower tray, screen and doors
- Chrome taps
- Ceramic wall tiles full height to shower enclosure and splashback to basin

Electrical

- TV aerial point in living room
- TV aerial point in master bedroom
- Digital co-axial cable to roof space
- Fibre internet point in living room (or other suitable location on the GF)
- USB double power point in lounge
- USB double power point in kitchen
- USB double power point in master bedroom
- Brushed Aluminium sockets and switches to Kitchen above worksurface level. Plastic white sockets and

switches to all other areas.

- 'Ring' type or equivalent front doorbell.
- Burglar alarm power connection only
- Lantern with PIR to front door
- Lantern with PIR to rear casement doors
- Smoke/heat/carbon monoxide detectors as floor plan
- Energy saving light fittings
- Downlighters to kitchen, cloak and bathroom, utility and ensuite (where applicable)

- Electric car charging point

Plumbing & Heating

Plumbing:

- External cold-water tap

Heating:

- Air Source Heat Pump heating system with underfloor heating to ground floor and upper floor radiators
- Thermostatic radiator valves to all specified rooms

External Finishes

House:

- Double glazed white UPVC windows, lockable except fire escape units
- Double glazed white UPVC casement doors with multi point locking
- Double glazed black composite front door
- Chrome finish ironmongery to external doors
- UPVC fascia, soffit and bargeboards (where applicable)
- UPVC gutter

Gardens:

- Side timber gate with latch and bolt
- Garden fence
- Turf to Front and Rear Garden

Paving:

- Paving slabs to paths and patio

Drives/Garage (where applicable):

- Tarmac / block paving
- Factory finished garage door (where applicable)

*Specification is for houses (not maisonettes)

The images, dimensions, specifications and plans are provided for guidance purposes only and potential purchasers should satisfy themselves to exact details. Photographs used may be from an alternative plot on the development.



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welcome to

The Royal Oak, Furrow Road, Downham Market

- Four bedroom detached family home
- Enclosed rear garden
- Garage + driveway parking
- WC, en suite & bathroom
- Utility room

Tenure: Freehold EPC Rating: B

£400,000



Total floor area 111.3 m² (1,198 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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