





Clackclose Road, Downham Market, PE38 9PA

william
h brown

welcome to

Clackclose Road, Downham Market

Chain free! Located in the heart of Downham Market, just a short walk from the town centre & all the shops, supermarkets & amenities the town has to offer, is this well-presented 5 bedroom detached house. Offering large living space, rear garden & driveway parking, this is the perfect family home

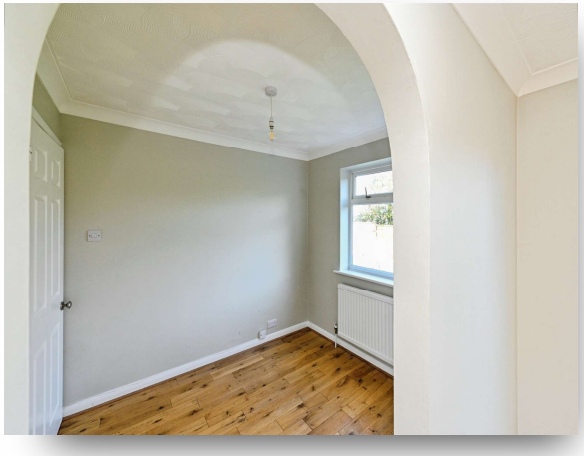












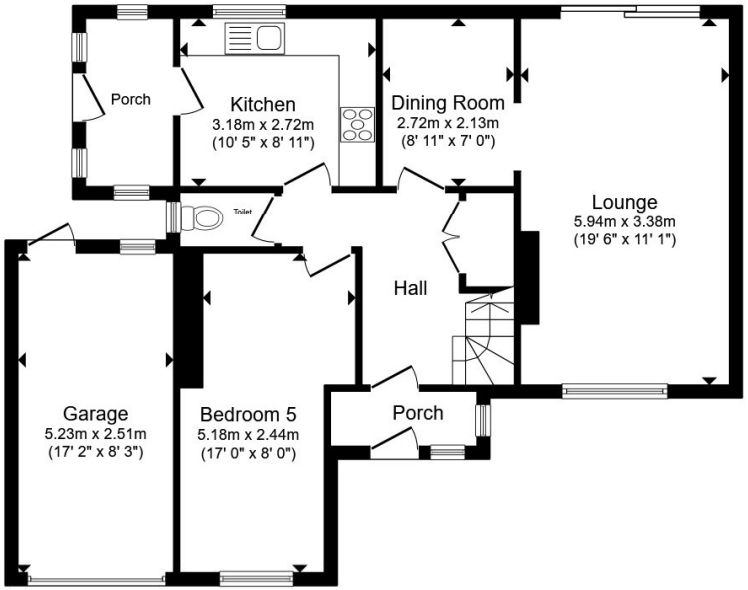
Description

Enjoying a fantastic central position on Clackclose Road, this substantial five-bedroom detached family home is just a short walk from the heart of Downham Market, placing the town's shops, supermarkets, schools and everyday amenities within easy reach. Perfect for those wanting space without sacrificing convenience, the property offers approximately 1,430 sq. ft. of versatile accommodation and is offered with no onward chain.

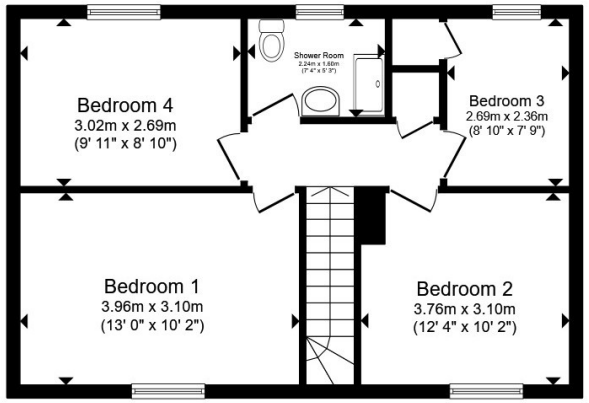
Inside, a spacious entrance hall leads to the impressive lounge, extending to almost 20ft and providing an excellent family living space. A separate dining room complements the modern fitted kitchen, while a ground-floor WC adds practicality. Also downstairs is a generous fifth bedroom, offering excellent flexibility for guests, multi-generational living or working from home.

Upstairs are four further bedrooms, including two particularly generous doubles, all served by a shower room.

Outside, a driveway provides off-road parking and leads to the garage. The good-sized, fully enclosed rear garden provides plenty of room to enjoy, mainly laid to lawn with a patio area ideal for relaxing or entertaining.



Ground Floor



First Floor

Agent's Note

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.

Total floor area 132.9 m² (1,430 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

Clackclose Road, Downham Market

- 5 bedroom detached house
- Multiple reception rooms
- Generous rear garden
- Driveway + garage
- Walking distance to town centre

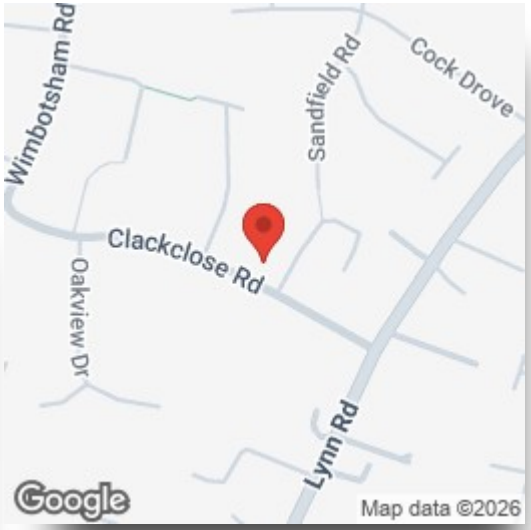
Tenure: Freehold EPC Rating: D
Council Tax Band: D

£375,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DHM112741 - 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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