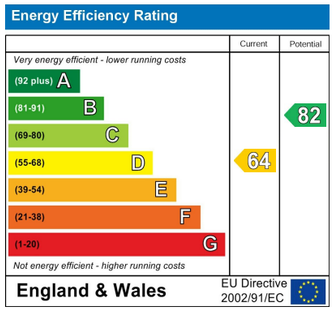
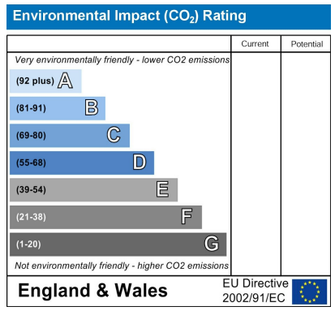
DIRECTIONS

SAT NAV: PE38 9TB





NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and exisiting;

NORFOLK PROPERTY AUCTIONS



54 Richmond Road Downham Market PE38 9TB

THREE BEDROOM DETACHED BUNGALOW WITH DRIVEWAY IN SOUGHT AFTER LOCATION

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DOWNHAM MARKET
Situated in the popular market town of Downham Market, the surrounding area offers a convenient blend of local amenities, schooling and excellent transport connections. There is a good selection of nearby schools, including Nelson Academy and Denver Voluntary Controlled Primary School, with Downham Market Academy providing secondary and sixth-form education. The town centre is within easy reach, offering a variety of independent shops, supermarkets including Tesco, Morrisons and Lidl, cafés, pubs, pharmacies, GP surgeries and dental practices. For commuters, Downham Market railway station is approximately half a mile away, providing regular rail services towards King's Lynn and Cambridge, with onward connections to London King's Cross, while the nearby A10 offers convenient road links to King's Lynn, Ely and Cambridge. For leisure, residents can enjoy The Howdale park, Willows Nature Reserve and the town's historic market square, with the surrounding Norfolk countryside offering plenty of opportunities for walking and outdoor activities. Overall, the location provides an appealing balance of everyday convenience, community facilities and access to the wider Norfolk area.

HALLWAY
Tiled flooring, doors leading to all rooms. Radiator.

LOUNGE / DINING ROOM 23'4 x 20'9 (7.11m x 6.32m)
Wood effect laminate flooring, bay window to the front aspect, radiator, gas fire place with wooden surround, sliding doors leading into conservatory and door leading into kitchen.

KITCHEN BREAKFAST ROOM 12'0 x 11'8 (3.66m x 3.56m)
Range of modern base, wall and drawer units with worktop over, one and half bowl sink with drainer and mixer tap over, window to the front aspect, door to larder style cupboard, door leading to conservatory and door leading back to lounge diner. Another doorway leading back to the hallway.

CONSERVATORY 11'11 x 7'4 (3.63m x 2.24m)
Fitted carpet, French doors to the rear aspect leading into the garden and a door to the side aspect also leading into the garden.

SHOWER ROOM 8'8 x 4'9 (2.64m x 1.45m)
Three piece suite comprising of a double walk in shower, hand wash basin set within a vanity unit and a W.C. Tiled flooring and walls. Radiator and window to the rear aspect.

BEDROOM ONE 12'8 x 10'5 (3.86m x 3.18m)
Built in wardrobes, radiator, window to the rear aspect, fitted carpet and a door leading into the ensuite.

ENSUITE
Three piece suite comprising of slimline hand wash basin, W.C, and shower enclosure, tiled flooring and window to the rear aspect.

BEDROOM TWO 12'5 x 9'4 (3.78m x 2.84m)
Fitted carpet, window to the front aspect and radiator.

BEDROOM THREE 9'4 x 7'9 (2.84m x 2.36m)
Wood effect flooring, radiator and window to the front aspect.

REAR GARDEN
Lawned area with patio and decking both with space for table and chairs. Timber shed.

FRONT GARDEN
Shingle area with paved path down to the front door, driveway to the side of the property leading to the garage.

GARAGE
up and over door.

AUCTION IMPORTANT INFORMATION
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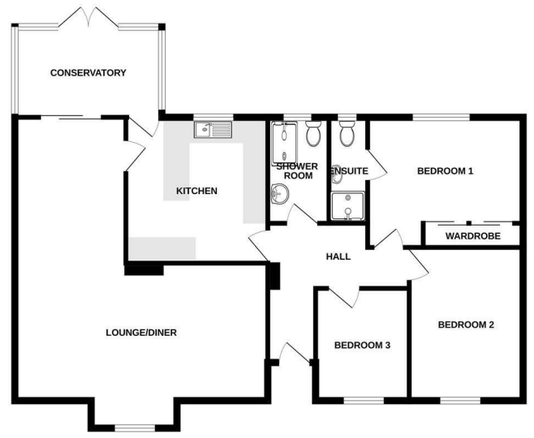
Being Sold via Secure Sale online bidding. Terms & Conditions apply Situated on Richmond Road in the charming town of Downham Market, this delightful detached bungalow offers a perfect blend of comfort and modern living. Built around 1996, the property boasts a spacious layout, featuring three well-proportioned bedrooms, including a master suite with an ensuite bathroom for added privacy and convenience. The heart of the home is a generous lounge diner, providing an inviting space for relaxation and entertaining. The modern kitchen is equipped with contemporary fittings, making it a joy for any home cook. Additionally, the bungalow includes a stylish shower room, ensuring that all your needs are met with ease. Outside, the property is complemented by a lovely garden, which features a well-maintained lawn, a patio area, and decking. This versatile outdoor space is perfect for hosting summer gatherings, enjoying quiet moments, or simply soaking up the sun. The low-maintenance front garden, complete with a driveway to the side, offers convenient parking. This bungalow is an ideal choice for those seeking a peaceful retreat in a friendly community, with all the amenities of Downham Market within easy reach. Whether you are looking to downsize or seeking a family home, this property presents an excellent opportunity to enjoy comfortable living in a desirable location.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PALMOLIVE



