



The Acorn, Prangley Road, Downham Market, PE38 9FW

welcome to

The Acorn, Prangley Road, Downham Market

An exciting opportunity to own a brand-new home, The Acorn offers contemporary living, energy-efficient design and a thoughtfully planned layout, creating a home that's ready to move straight into and enjoy.

Accommodation:

Entrance Hall

Cloakroom

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

Kitchen Area

Double-glazed window.

Open Plan Living/Dining Area

Double-glazed French doors leading to the rear garden. Storage cupboard.

First Floor Landing

Stairs from living room.

Bedroom One

Double-glazed window to the rear.

Bedroom Two

Two double-glazed windows to the front. Storage cupboard.

Bathroom

Outside

The property benefits from two allocated parking spaces with EV charging points & an enclosed garden to the rear.

Specification:

Kitchen Appliances:

- * Stainless steel single fan electric under counter oven
- * Electric ceramic hob
- * Stainless steel chimney hood
- * Cooker hob to stainless steel splashback
- * One and half bowl stainless steel sink plus monobloc mixer tap
- * Space and plumbing for dishwasher and washing machine (no appliances). Space for Fridge/Freezer (no appliance).

Bathroom:

- * White Bath 170 x 70cm
- * White close coupled wc
- * White pedestal whb
- * Chrome taps
- * Over bath mixer shower and screen
- * Ceramic wall tiles full height around bath, splashback to basin

Electrics:

- * TV aerial point in living room
- * TV aerial point in master bedroom
- * BT Telephone/Broadband Point
- * White sockets and switches to all other areas
- * Kitchen and Bathroom to have Down Lights, all other areas to have pendant lights.
- * Switched Sockets and spurs to Kitchen as required by final kitchen layout
- * Burglar alarm power connection only
- * Extractor fans with timed overruns to WC/Bathroom
- * Lantern with PIR to front door
- * Ring type or equivalent front Doorbell
- * Smoke/heat/carbon monoxide detectors as floorplan
- * Downlighters to kitchen, cloak and bathroom



* Electric car charging point

General:

* Curtain battens above windows as appropriate

* Turf to Front and Rear Garden

Location

On the banks of the River Great Ouse, and dating back to Saxon times, Downham Market is one of Norfolk's oldest market towns. The attractive marketplace is immediately identifiable by its majestic black and white clock. The town retains an intimate feel, with the community enjoying an array of independent shops and regular markets offering local produce, all set against a backdrop of fine historic buildings, impressive architecture and scenic countryside.

High grade transport links serve Downham having easy access to the M11, A10 or A1 from the south and the A47 and A17 from the Midlands and the North. A fast, reliable local transport network connects the region quickly and efficiently – further positioning Downham as a key contender for professionals and families looking to commute to the larger cities with direct trains from the town's mainline station running to Cambridge every half an hour in 38 minutes, Peterborough in 1 hour and London Liverpool Street on the hour, at 1 hour 30 minutes. The region connects to both domestic and international locations via Norwich International airport an hour away and London Stansted at 1 hour 30 minutes.

Agent's Note

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.

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.

Shared Ownership

This property is currently under shared ownership in conjunction with Vita by Prosperity who have criteria for any purchase. The advertised price is for a 40% share.

£467 per month is paid to the Housing Association as rent for the retained share.

Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.



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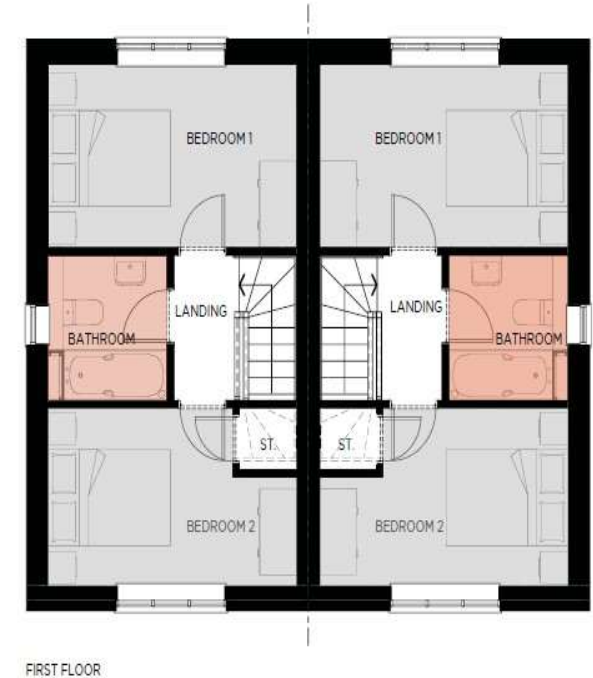
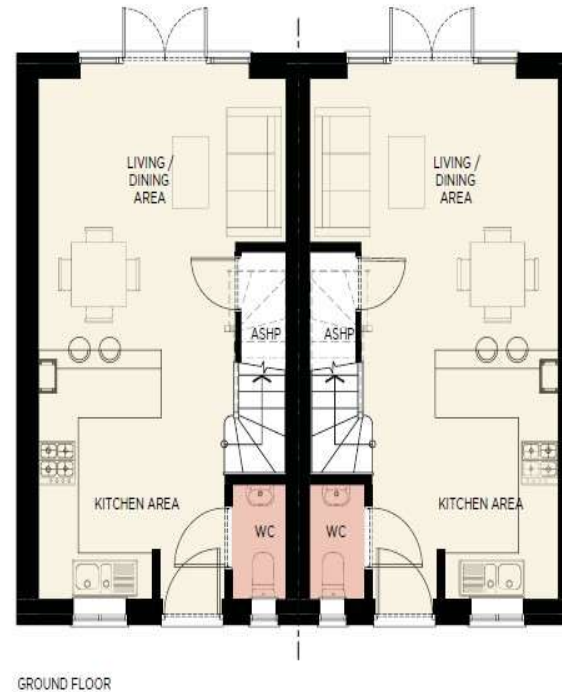
- 40% Shared Ownership Available
- 2 bedroom semi-detached house
- Allocated parking spaces
- EV charging
- Close to Downham Market town centre

Tenure: Freehold EPC Rating: Exempt

£99,998

HOUSE TYPES - PD1 & PD3

631 SQ FT (58.6 SQ M) TO 809 SQ FT (75.2 SQ M)



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Property Ref:
DHM113108 - 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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01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk