



Willow Road, Downham Market, PE38 9PG

welcome to

Willow Road, Downham Market

Peacefully tucked away within a quiet cul-de-sac, this modern bungalow offers the perfect blend of privacy and convenience, with bright, low-maintenance living and a secluded garden setting, all within easy reach of Downham Market's amenities.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front.

Entrance Hall

Loft access. Radiator.

Lounge

Double-glazed window to the rear. Radiator. Recess housing electric stove.

Conservatory

Double-glazed windows to the sides & rear. Double-glazed door leading to the rear garden.

Kitchen

This fitted kitchen includes base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Double-glazed window to the side. Double-glazed door to the rear.

Bedroom One

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

Bedroom Two

Double-glazed window to the front. Radiator.

Bathroom

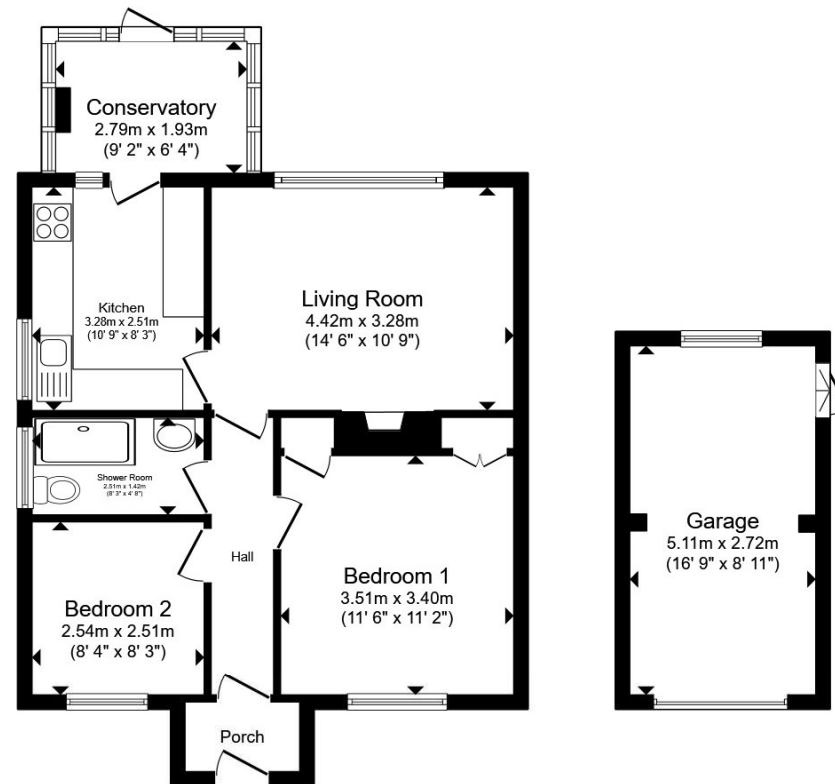
Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the side.

Outside

To the front of the property, a hardstanding driveway provides off-road parking for 3 cars & leads to the garage. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area.

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.



Floor Plan

Garage

Total floor area 72.2 m² (777 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

Willow Road, Downham Market

- Two bedroom semi-detached bungalow
- Cul-de-sac location
- Lounge + conservatory
- Low-maintenance rear garden
- Driveway parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£220,000



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Property Ref:
DHM113080 - 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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