





Lynn Road, Downham Market, PE38 9QE

welcome to

Lynn Road, Downham Market

Tucked away down a long private driveway in the heart of Downham Market, this spacious detached bungalow occupies a generous 1/3 acre plot (STMS) and is offered with no onward chain, combining versatile accommodation with exceptional convenience.

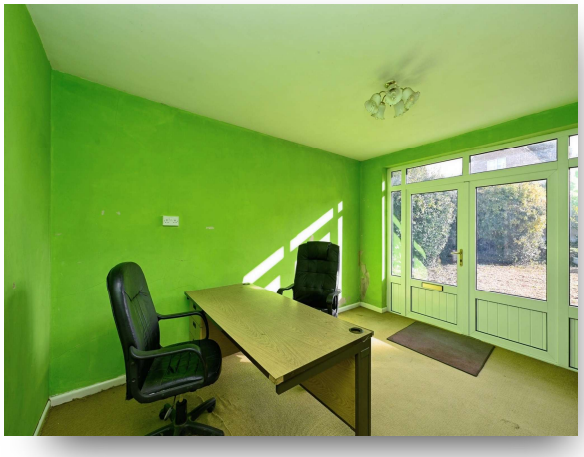












Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front. Storage cupboard. Loft access. Radiator.

Lounge
Double-glazed windows to the front & side. Fireplace with gas fire. Two radiators.

Kitchen/Diner
This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, an electric double oven, an electric hob with integrated cooker hood over & an integrated fridge/freezer. Airing cupboard. Radiator. Double-glazed window to the rear.

Utility Room
Fitted with wall & base units with work surfaces over. Stainless steel sink & drainer unit. Space for a washing machine & tumble dryer. Radiator. Storage cupboard. Double-glazed windows to the front & rear.

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

Bedroom One
Double-glazed windows to the side & rear. Radiator.

Bedroom Two
Double-glazed windows to the front & side. Radiator.

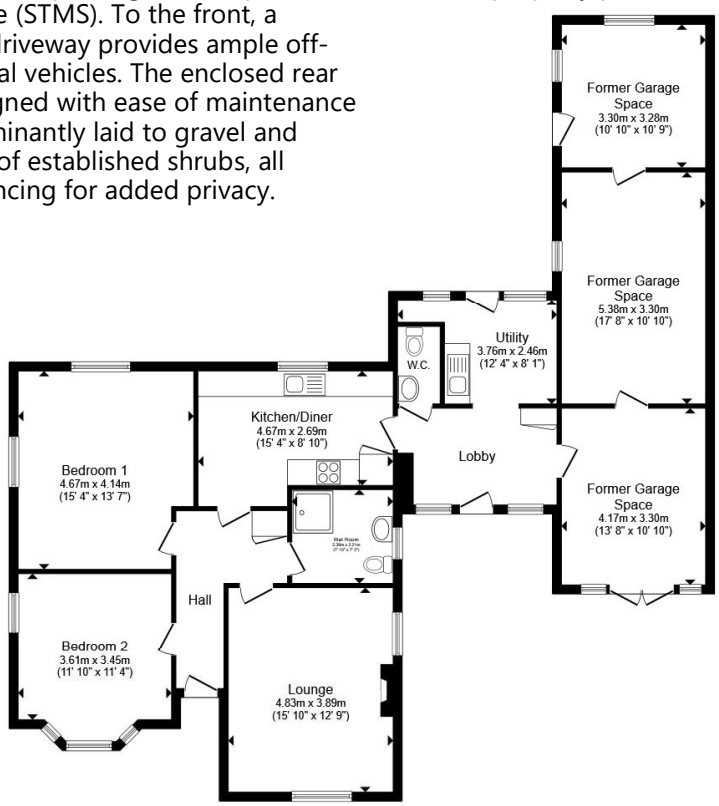
Shower Room
Wet room fitted with WC, wash hand basin & shower. Heated towel rail. Double-glazed window to the side.

Former Garage Space
Double-glazed French doors to the front. Double-glazed windows to the side & rear.

Outside
Outside, the property occupies a generous plot of approximately 1/3 acre (STMS). To the front, a substantial gravelled driveway provides ample off-road parking for several vehicles. The enclosed rear garden has been designed with ease of maintenance in mind, being predominantly laid to gravel and bordered by a variety of established shrubs, all enclosed by timber fencing for added privacy.

Agent's Note
We have been unable to verify if Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

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 143.2 m² (1,542 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

william h brown

welcome to

Lynn Road, Downham Market

- Detached bungalow
- 1/3 acre plot (stms)
- Exceptionally spacious accommodation throughout
- Low-maintenance outdoor space
- High levels of off-road parking

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£375,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DHM113011 - 0004

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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