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Independent Estate Agents

36 High Street
Downham Market
Norfolk PE38 9HH

3C Naphans Lane,
Wimbotsham, PE34 3QU.

Price: £425,000

Freehold



This is the first, 3 bedroom, detached bungalow to be released for sale, one of only four that have been carefully and newly constructed, all with a high specification of finish. Positioned within a small, privately owned cul-de-sac, the design of each of these has allowed for a spacious, light layout whilst on the outside, allows for plentiful private parking, garaging and pleasant, enclosed gardens. Internally, the open-plan kitchen/dining room extends to over 22ft in size and this includes a generous level of stylish kitchen units and integral appliances. Overlooking the garden, there is also a separate lounge positioned to the rear and each of the bedrooms are well proportioned with the largest bedroom having an en-suite. There is also an additional, main bathroom. The quality of finish both on the inside and out is particularly striking and the bungalows are all being sold with full flooring, professional decoration and have the benefit of a 10 year structural warranty. The location allows for fast access into the village centre where there is a traditional green, school, successful public house and local shop. Early viewing of this first completed property is highly, highly recommended.



Accommodation -

Part glazed front entrance door to:-

Entrance Hall

LVT (luxury vinyl tiled) under floor heating, door to airing cupboard housing hot water cylinder, loft access, ceiling spotlights, doors to all rooms, opening through to:-

Kitchen/Diner 22'5" x 10'1" (6.48m x 3.08m)

uPVC double glazed window to front, wall and base units under wooden worksurfaces, 1 1/2 ceramic sink drainer inset with mixer tap over, 5 ring induction hob inset to worksurface with extractor over and glass splashback, integral dishwasher, eye level double oven, integral fridge/freezer, LVT under floor heating, ceiling spotlights, integral bin store, glazed door to:-

Lounge 16'4" x 12'5" (4.98m x 3.81m)

uPVC double glazed patio doors to side and rear, ceiling spotlights, underfloor heating.

Master Bedroom 14'8" x 12'1" (4.47m x 3.70m)

uPVC double glazed window to front, ceiling spotlights, under floor heating, wall mounted bed side lighting.

En-Suite

uPVC double glazed window to side, corner shower cubicle tiled to surface, LVT underfloor heating, wall mounted heated towel rail, w.c., handwash basin inset to vanity unit, ceiling spotlights and extractor.

Bedroom Two 12'10" x 8'2" (3.92m x 2.50m)

uPVC double glazed window to rear, underfloor heating, ceiling spotlights.

Bedroom Three 12'7" x 8'10" (3.85m x 2.70m)

uPVC double glazed window to rear, ceiling spotlights, underfloor heating.

Bathroom

LVT under floor heating, wall mounted heated towel rail, panelled bath with wall mounted drench head shower and glass shower screen over, w.c., handwash basin inset to vanity unit, ceiling spotlights and extractor.

Utility

Wooden worksurface with space for washing machine under, LVT under floor heating, ceiling spotlights and extractor.

Outside

Private brick weave driveways, garage with electric roller door, enclosed gardens and patio.

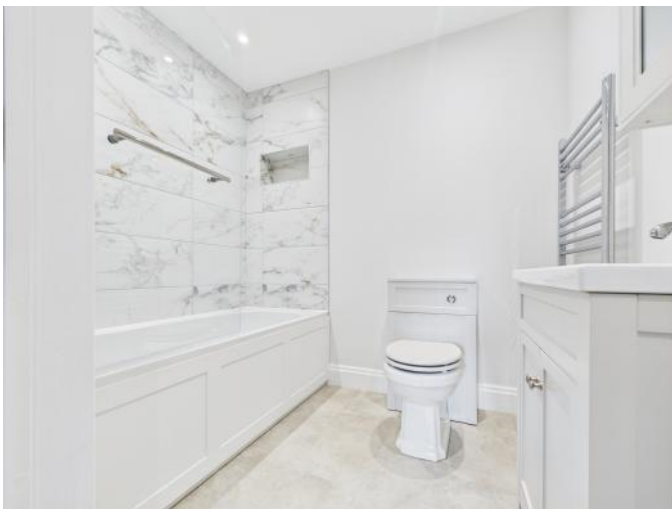
Agents Notes: The property has air source central heating and is on mains drainage/sewerage. Please be advised that the photographs showing the exterior of the property, garden and kitchen are for 3C, the other photographs have been taken from 3D.

Council Tax Band:- TBC

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Directions:- From the agents office proceed out of the town on Lynn Road before turning right onto Low Road and then bearing left onto West Way. At the mini roundabout take the 2nd exit onto Honey Hill before taking a right onto Naphans Lane where the property is located.

Viewing strictly by appointment via Morris Armitage. Telephone 01366 383777.

Opening hours: Monday to Friday 9.00am—6.00pm Saturday 9.00am—4.00pm.

Morris Armitage accepts no liability for and has not tested any gas or electrical appliances and cannot comment on the structure or any works carried out on this property. Morris Armitage recommend that any prospective Purchaser carry out their own checks and/or surveys in such areas. Measurements are of an approximate nature and we advise that interested parties verify these themselves prior to purchase.