

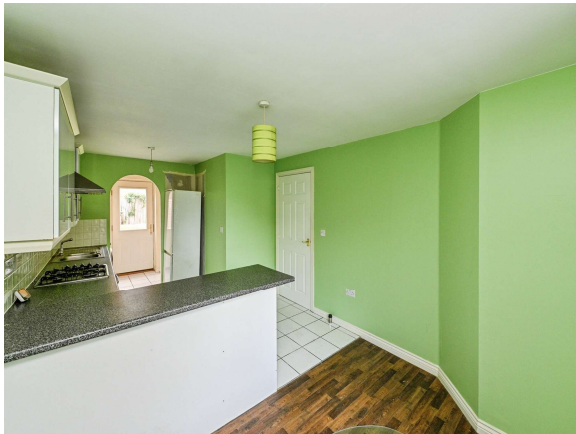


Bay Walk, Downham Market, PE38 9WE

welcome to

Bay Walk, Downham Market

Chain free! A modern, four bedroom town house located in Downham Market, just a short walk to schools & the town centre. Boasting flexible living with open-plan kitchen/diner, lounge with Juliet balcony & 3 bathrooms, plus off-road parking, carport & enclosed rear garden!



Accommodation:

Entrance Hall

Door to the front. Radiator. Two double-glazed windows to the side. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Radiator.

Kitchen/Diner

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in double oven & a gas hob with cooker hood over. There is also an integrated fridge/freezer. Radiator. Double-glazed window to the front.

Utility Room

Fitted with base units with work surfaces over. Space & plumbing for a washing machine. Double-glazed door to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Two radiators. Storage cupboard. Double-glazed window to the rear.

Lounge

Double-glazed window to the front. Double-glazed French doors opening to Juliet balcony. Radiator.

Bedroom Three

Double-glazed window to the front. Radiator.

Bedroom Four

Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath. Radiator. Double-glazed window to the rear.

Second Floor Landing

Stairs from the first floor.

Bedroom One

Double-glazed window to the front. Radiator.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed skylight window.

Bedroom Two

Double-glazed window to the front. Radiator.

En Suite

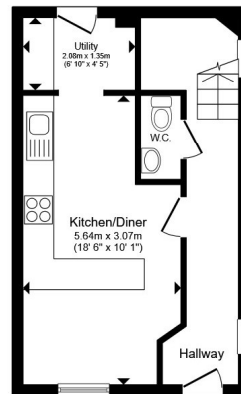
Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed skylight window.

Outside

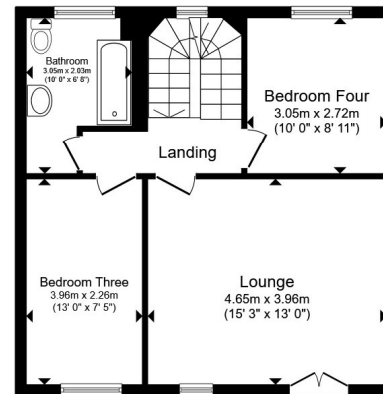
Outside, the property offers a brickweave driveway providing off-road parking for two cars & covered by a car port. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area.

Agent's Note

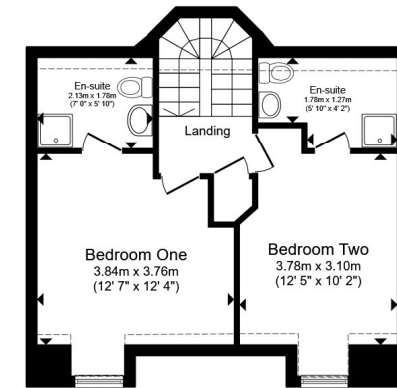
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Ground Floor



First Floor



Second Floor

Total floor area 122.8 m² (1,321 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

Bay Walk, Downham Market

- Four bedroom town house
- Popular location close to schools + town centre
- Car port + off-road parking
- Enclosed rear garden
- Two en suites

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112880 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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