



The Ash, Dairy Gardens, Downham Market, PE38 9GY

welcome to

The Ash, Dairy Gardens, Downham Market

Be the first to enjoy this brand-new home. The Ash showcases modern open-plan living, double doors to the garden, three bedrooms including an ensuite, a family bathroom and allocated parking.

Accommodation:

Entrance Hall

Cloakroom

Fitted with WC & wash hand basin.

Living Room

Double-glazed windows to the front & side. Storage cupboard.

Open Plan Kitchen/Diner

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

Bedroom One

Double-glazed window to the rear.

En Suite

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

Bedroom Two

Double-glazed window to the front.

Bedroom Three

Double-glazed window to the front.

Bathroom

Double-glazed window to the side.

Outside

The property benefits from two parking spaces with EV charging points, as well as an enclosed garden to the rear.

Specification:

Internal

Paint Finishes:

- All walls painted; French Grey
- All ceilings painted; White
- All joinery painted; White

General Floor Finishes:

- Carpets, standard range to stairs, landing and bedroom: neutral colour
- Luxury Vinyl Tile (LVT) to kitchen/dining area and hallway: neutral colour
- Luxury Vinyl Tile (LVT) to bathroom/ensuite, (if applicable) and downstairs cloak: neutral colour

Kitchens/Utility (Where Applicable)

Kitchen Units:

- Layout - See Manufacturers Layout for details: colour - to be agreed according to No. of Bedrooms
- Laminate work surface: colour - to be agreed according to No. of Bedrooms
- Worktop upstands to match: colour - to be agreed according to No. of Bedrooms

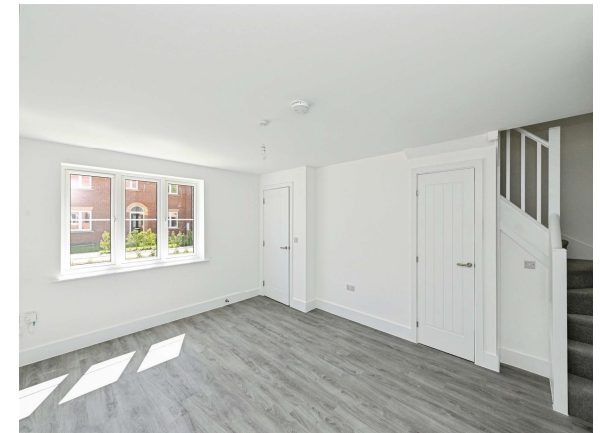
Utility Units:

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Appliances:

- Stainless steel single fan electric under counter oven
- Electric ceramic hob
- Stainless steel chimney hood
- Fridge freezer 70/30 split integrated
- Dishwasher integrated
- Cooker hob to stainless steel splashback
- Free Standing Washing Machine Included.

Sinks and Taps:





- One and half bowl stainless steel sink plus monobloc mixer tap
- Bathrooms / Cloaks / Ensuities (Where Applicable)
- Bathroom:
 - White Bath 170 x 70cm
 - White close coupled wc
 - White pedestal whb
 - Chrome taps
 - Over bath mixer shower and screen (only when there is no Ensuite)
 - Ceramic wall tiles half height around bath and splashback to basin
 - Ceramic wall tiles full height around bath, splashback to basin (only when there is no Ensuite)
- Cloak:
 - White close coupled wc
 - White pedestal whb
 - Chrome Taps
 - Ceramic tile and splashback to basin
- Ensuite:
 - White close coupled wc
 - White pedestal whb
 - Thermostatic shower
 - Shower tray, screen and doors
 - Chrome taps
 - Ceramic wall tiles full height to shower enclosure and splashback to basin
- Electrical
 - TV aerial point in living room
 - TV aerial point in master bedroom
 - Digital co-axial cable to roof space
 - Fibre internet point in living room (or other suitable location on the GF)
 - USB double power point in lounge
 - USB double power point in kitchen
 - USB double power point in master bedroom
 - Brushed Aluminium sockets and switches to Kitchen above worksurface level. Plastic white sockets and switches to all other areas.
 - 'Ring' type or equivalent front doorbell.
 - Burglar alarm power connection only
 - Lantern with PIR to front door
 - Lantern with PIR to rear casement doors

- Smoke/heat/carbon monoxide detectors as floor plan
- Energy saving light fittings
- Downlighters to kitchen, cloak and bathroom, utility and ensuite (where applicable)
- Electric car charging point
- Plumbing & Heating
- Plumbing:
 - External cold-water tap
- Heating:
 - Air Source Heat Pump heating system with underfloor heating to ground floor and upper floor radiators
 - Thermostatic radiator valves to all specified rooms
- External Finishes
- House:
 - Double glazed white UPVC windows, lockable except fire escape units
 - Double glazed white UPVC casement doors with multi point locking
 - Double glazed black composite front door
 - Chrome finish ironmongery to external doors
 - UPVC fascia, soffit and bargeboards (where applicable)
 - UPVC gutter
- Gardens:
 - Side timber gate with latch and bolt
 - Garden fence
 - Turf to Front and Rear Garden
- Paving:
 - Paving slabs to paths and patio
- Drives/Garage (where applicable):
 - Tarmac / block paving
 - Factory finished garage door (where applicable)

*Specification is for houses (not maisonettes)

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.



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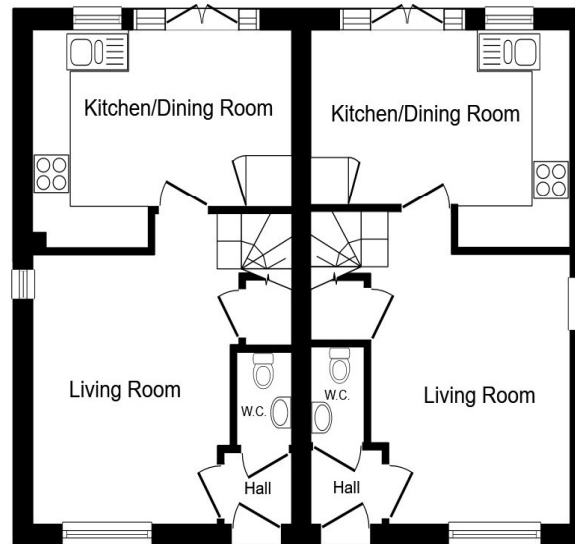
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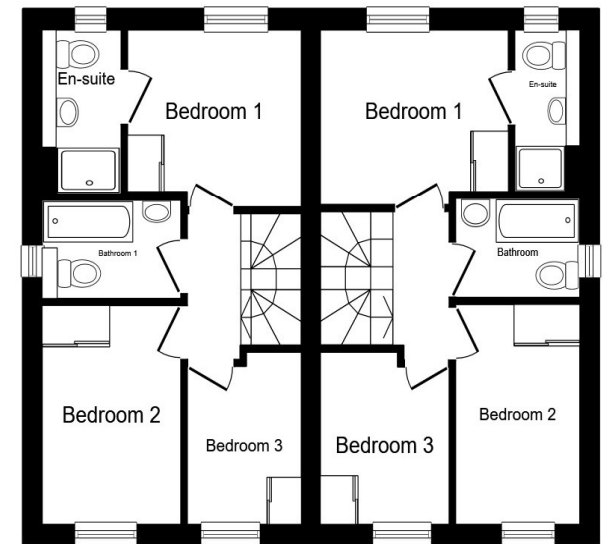
- 3 bedroom semi-detached house
- New build home
- Two allocated parking spaces
- EV charging
- Open plan kitchen/dining space

Tenure: Freehold EPC Rating: B

£325,000



Ground Floor



First Floor

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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