



Oakview Drive, Downham Market, PE38 9PB

welcome to

Oakview Drive, Downham Market

A beautifully presented & recently refurbished 4 bedroom detached bungalow in a popular area of Downham Market, sitting on a corner plot & within easy walking distance to the town centre. The property boasts an open plan kitchen/living space, conservatory, 4 bedrooms, en suite, garage & garden.



Accommodation:

Double-glazed window to the front:

Entrance Hall

Door to the front. Radiator. Storage cupboard.

Open Plan Kitchen/ Living Area**Kitchen**

12' 7" x 10' 2" (3.84m x 3.10m)

This fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, an electric double oven, and an electric hob with cooker hood over. There is also an integrated dishwasher, as well as space for a fridge/freezer, and space for a washing machine. Double-glazed window to the front. Double-glazed door to the side.

Living Area

18' 4" x 13' 4" (5.59m x 4.06m)

Television point. Two radiators. Double-glazed French doors leading to the conservatory.

Conservatory

15' x 8' 6" (4.57m x 2.59m)

Double-glazed windows to the side and rear. Double-glazed French doors to the rear leading to the rear garden.

Study / Inner Hallway

7' x 10' 3" (2.13m x 3.12m)

Radiator. Storage cupboard.

Bedroom One

19' 7" x 19' 8" max (5.97m x 5.99m max)

Double-glazed windows to each side. Two radiators. Fitted wardrobes.

En Suite

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

Bedroom Two

10' 9" x 13' 4" (3.28m x 4.06m)

Double-glazed window to the side. Radiator.

Bedroom Three

9' 9" x 11' (2.97m x 3.35m)

Two double-glazed windows to the front. Radiator.

Bedroom Four

13' 7" x 6' 8" (4.14m x 2.03m)

Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin, and bath with mixer taps and shower over. Heated towel rail. Two double-glazed windows to the front.

Outside

To the front of the property, there is a generous gravelled driveway providing off-road parking for at least 5 cars, which leads to the garage with a workshop section to the rear. The rear garden has been well-maintained and is fully enclosed whilst being mainly laid to lawn, alongside a generous patio area, and various plants, shrubs, hedges & trees.

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.



check out more properties at williamhbrown.co.uk





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Oakview Drive, Downham Market

- 4 bedroom detached bungalow
- Generous corner plot
- Open plan kitchen/living space
- En suite
- Large driveway + garage

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM113068 - 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.



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk