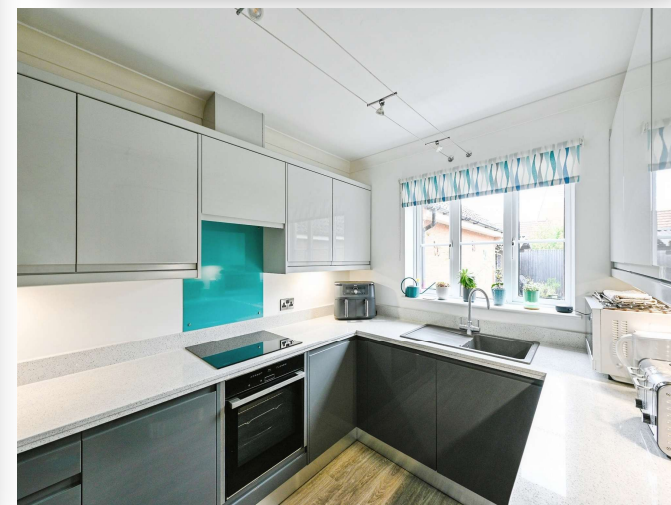




Turner Way, Downham Market, PE38 9NW

welcome to

Turner Way, Downham Market

Perfectly placed for family life, this beautifully presented detached home combines stylish living with exceptional energy efficiency. Boasting an outstanding A-rated EPC, solar panels, EV charging and a landscaped garden, all within walking distance of schools and local amenities.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard.

Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the side.

Lounge

Double-glazed bay window to the front. Two radiators. French doors opening to:

Dining Room

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

Kitchen

This modern, fitted kitchen includes both wall & base units with quartz work surfaces over, a composite sink & drainer unit, a low-level electric oven & an electric hob with integrated cooker hood over. There is also a built-in larder cupboard, as well as an integrated dishwasher, integrated washing machine & space for a fridge/freezer. Radiator. Double-glazed window to the rear. Double-glazed door to the side leading to driveway.

First Floor Landing

Stairs from the entrance hall. Airing cupboard & storage cupboard. Double-glazed window to the side.

Bedroom One

Double-glazed window to the front. Radiator. Built-in cupboard.

En Suite

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

Bedroom Two

Double-glazed window to the rear. Radiator. Built-in cupboard.

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 with shower over. Heated towel rail. Double-glazed window to the side.

Outside

To the front of the property, a brickweave driveway with EV charging point provides off-road parking for 3 cars leads to the garage, with a resin pathway leading to the entrance door. To the rear, the landscaped garden is fully enclosed by timber fencing & has been beautifully maintained. The low-maintenance space benefits from astro-turf, resin pathways & a resin seating area covered by a pergola. There is also a summer house with single-glazing, currently used as a home office.

Agent's Note

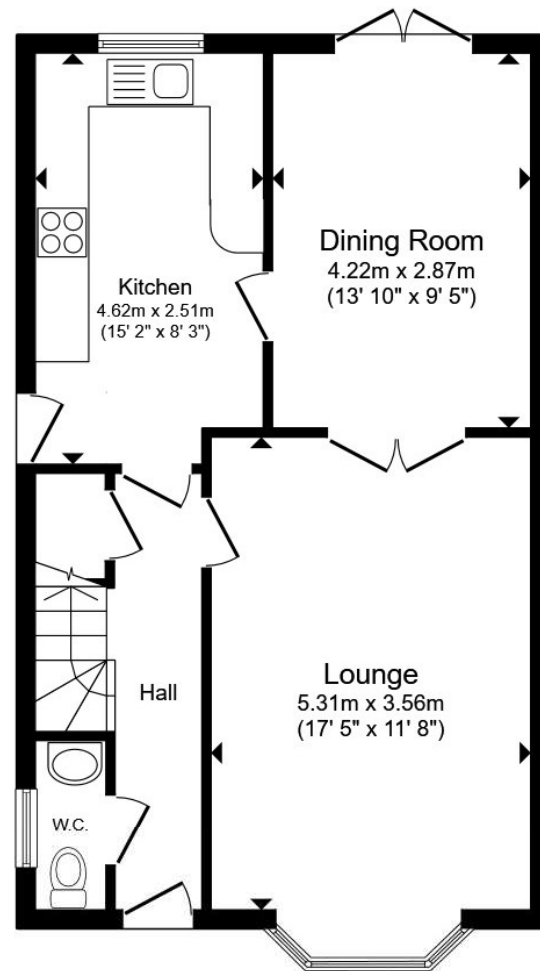
The property benefits from solar panels.

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.

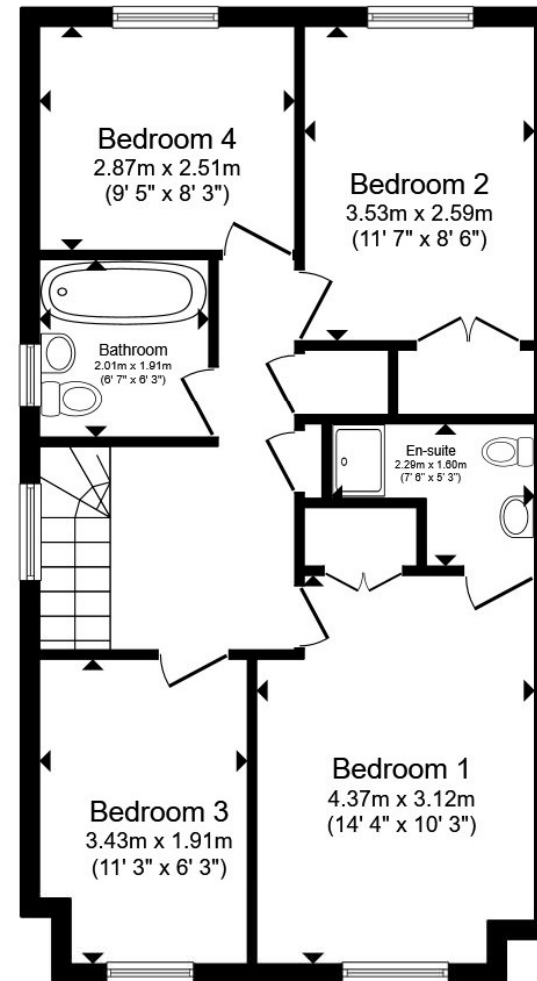


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Ground Floor



First Floor

Total floor area 112.6 m² (1,212 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

welcome to

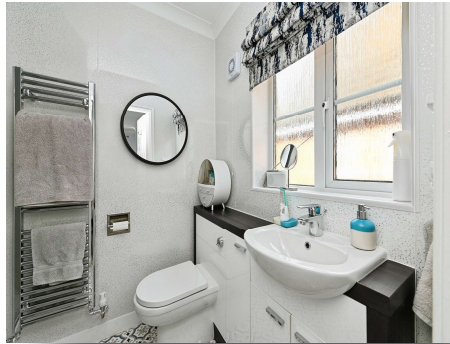
Turner Way, Downham Market

- Four bedroom detached family home
- Driveway + garage
- Walking distance to schools + supermarket
- Highly rated energy efficiency
- Landscaped garden

Tenure: Freehold EPC Rating: A

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM113099 - 0002

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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