

42 LONDON ROAD

DOWNHAM MARKET | NORFOLK PE38 9BJ



BARRY L HAWKINS
Independent Auctioneer and Land Agent

HIGHLIGHTS

- Close to town centre amenities
- Set in approximately 1.48 acres (stms) of garden with outbuildings
- Two access gates onto London Road
- Potential for development within garden
- House ideal for refurbishment or remodelling
- Good access to mainline trains to London

ACCOMMODATION

- 3 double bedrooms and dressing room & bathroom
- Entrance hall
- Sitting room
- Dining room
- Kitchen with pantry
- Utility room
- Washroom
- Garage and outbuildings





LOCATION

42 London Road is located close to the centre of Downham Market with good access to all amenities including Tesco only a short walk away, mainline train station connecting to Cambridge and London King's Cross (1hr, 25mins) is only five minutes' drive as well as highly regarded school, supermarkets, doctors' surgery, restaurants, within walking distance. A short drive away is the North Norfolk Coast with its idyllic sandy beaches and long walks through beautiful countryside along the coast.



DESCRIPTION

A fantastic opportunity to buy a property with a large garden in this highly desirable position with a lovely outlook to the front and rear but only a short walk along a path providing access to Tesco's and the town centre. The gardens extend to approximately 1.48 acres with mature trees and shrubs with various sheds and outbuildings within the extensive grounds.

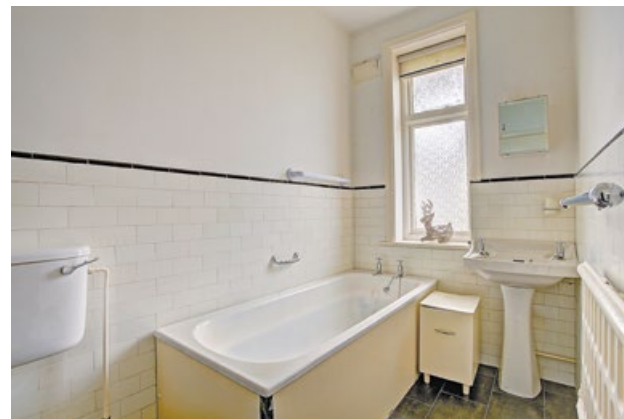
The house was originally built in the 1950's constructed of red brick under a slate pitched roof with a flat roof extension over the attached garage.

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL Partially glazed front door leading to entrance hallway with leaded window overlooking garden, stairs leading to first floor accommodation, openings to kitchen, sitting room and dining room.

KITCHEN 11'8" X 8'2" Kitchen units with many original features, oil fired boiler incorporated into the units door leading to pantry and further door leading to rear entrance and utility room.





SITTING ROOM 11'8" X 10'8" A light room with a bow fronted windows with original leaded windows, secondary glazing and radiators under, original tiled surround fifties fireplace, wall light and central pendant light.

DINING ROOM 12'8" X 11'6" Glazed French doors leading out to garden and window to front radiators and central pendant light with wall lights to the side of the fire place.

REAR HALL LEADING TO UTILITY ROOM

UTILITY ROOM 9'2" X 4'6" Glazed utility room provides direct access the rear gardens as well as the attached garage and store room.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING Carpeted stairs from entrance hall leading to landing with original leaded window with doors leading to bedrooms airing cupboard, bathroom.

MASTER BEDROOM 11'8" X 10'8" Original features such the fireplace and leaded bow fronted windows providing good light into the room, radiator.

BEDROOM TWO 11'8" X 11'9" Original features include fireplace and leaded windows overlooking the garden, radiator.

DRESSING ROOM 9'2" X 6'6" Window overlooking rear garden radiator and door leading to third bedroom.

BEDROOM THREE 12'8" X 8'8" Two windows looking out to the front and side of the property with radiator and a number of purpose built display cabinets.

OUTSIDE

To the front of the property is a tarmac drive leading to the garage, there is a second access point from London Road leading into the gardens that could provide a separate development. Within the extensive gardens are a number of sheds lean-to shelters, a wooden garage and various outbuildings. The bottom of the garden backs onto the Tesco carpark and footpath giving access to the centre of town.

VIEWING

Strictly by appointment through the agent.

CONTACT

For further information, please contact:
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FLOOR PLAN

Approximate Gross Internal Floor Area
131.3 sq.m (1413 sq.ft.)

This plan is for guidance only and must not be relied upon
as a statement of fact. Attention is drawn to the Important
Notice on the last page of the text of the Particulars

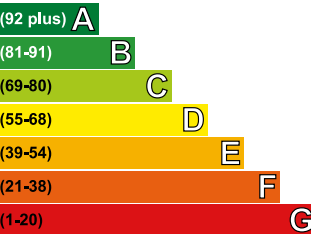
Ground Floor

Approx. 74.8 sq. metres (805.0 sq. feet)



Energy Efficiency Rating

Very energy efficient - lower running costs



Current Potential

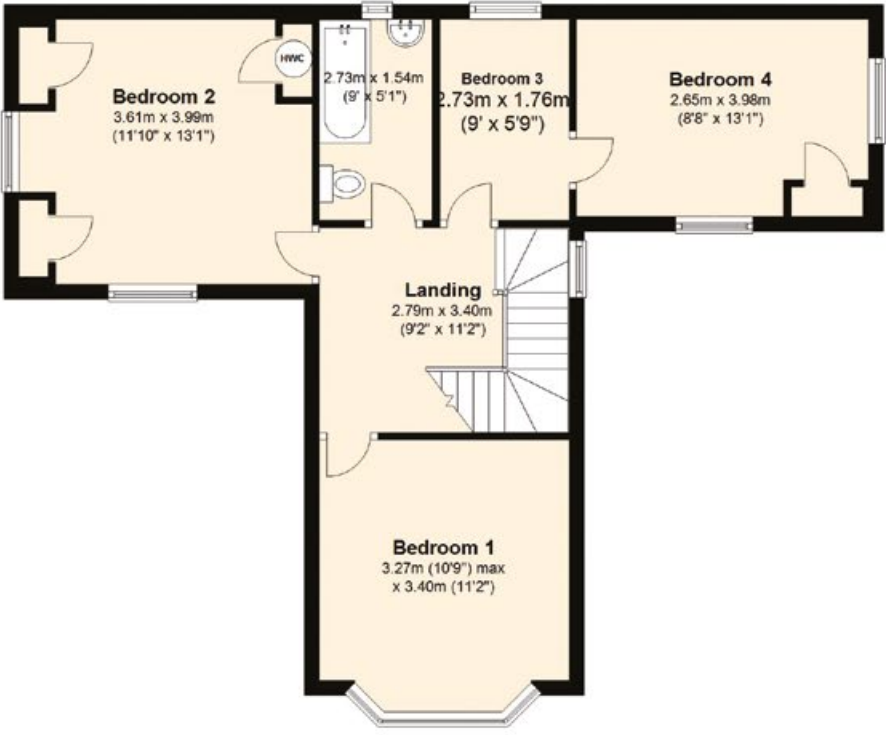
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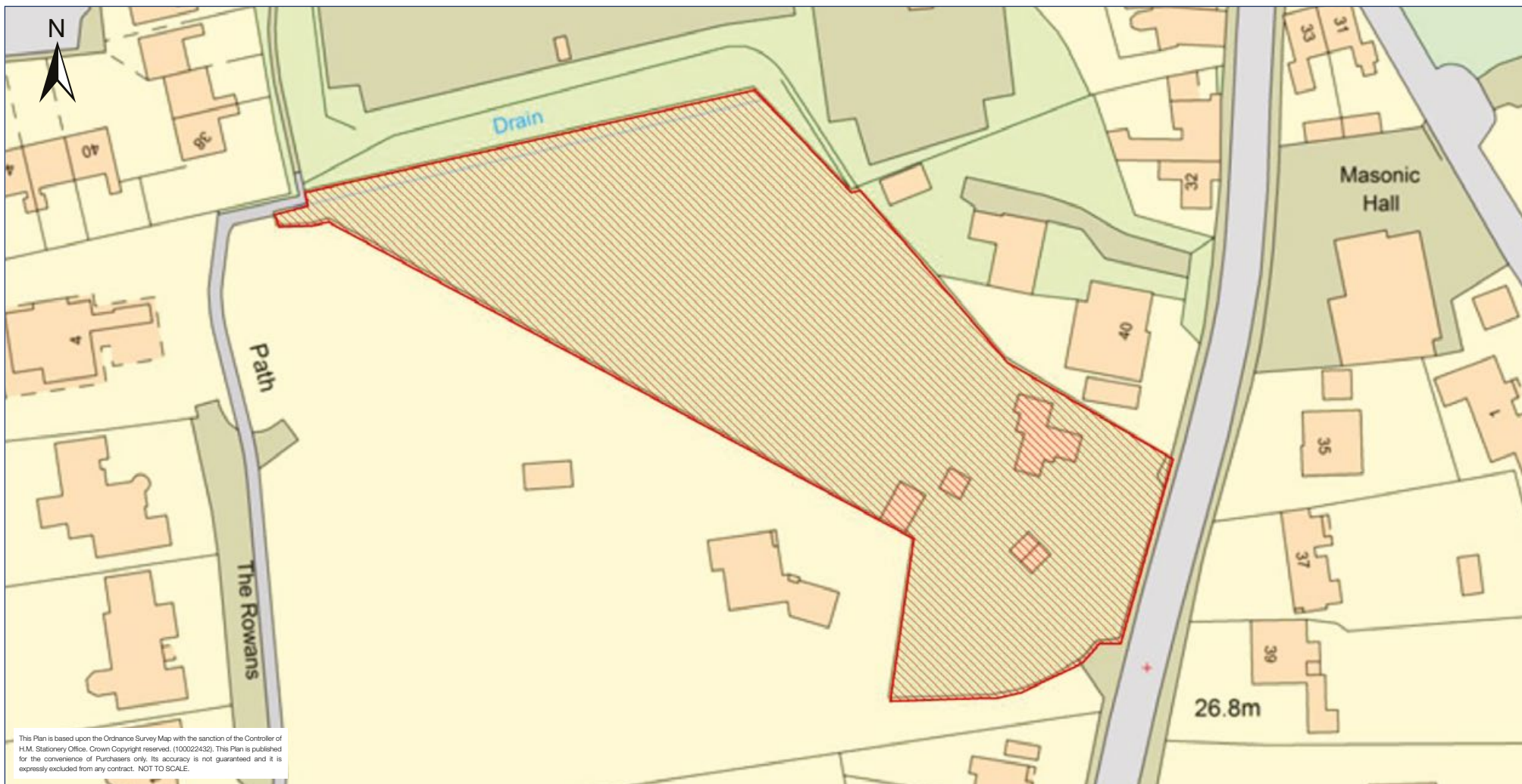
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Not energy efficient - higher running costs

First Floor

Approx. 56.5 sq. metres (608.0 sq. feet)





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