



SAFFRON CLOSE
DOWNHAM MARKET PE38 9UP

BROWN & CO



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3/4 Bedroom Town House

Open Plan Kitchen, Family & Dining

WC/Utility Room

First Floor Sitting Room or Bedroom

Three Further Bedrooms, One with En-Suite

Garden to Rear

Family Area, Access to Play at Front

Easy Access to Mainline Station in the Town

Direct Trains to Ely, Cambridge & London



INTRODUCTION

Brown&Co offers a mid-terrace, 3.4 bedroom town house on a popular development in Downham Market, Norfolk. The house is just a short distance from both primary and secondary schooling and has easy access to a mainline station with direct trains to Ely, Cambridge and London.

LOCATION

Downham Market offers a range of amenities that cater to the needs and interests of its residents and visitors. The town features a variety of shops, including local boutiques, supermarkets, and convenience stores, ensuring that everyday necessities are easily accessible. Additionally there are several cosy cafes, pubs and restaurants serving a diverse selection of food, providing opportunities for dining and socialising. Downham Market boasts a well-equipped leisure centre, offering fitness facilities, swimming pools, and sports courts for those looking to stay active. The town is home to a library, providing a space for reading, studying and accessing a wide range of resources. Furthermore, Downham Market hosts regular events and markets, where individuals can explore local produce, crafts and entertainment. The Town's convenient transportation links, including railway station, enables easy access to nearby cities and attractions. With its amenities catering to various interests, Downham Market ensures a

comfortable and enjoyable experience for residents and visitors alike.

THE PROPERTY

The house is positioned in a quiet part of the development with small public play area outside. There is a private parking space and garage close to the property. Access to the rear is possible via a passage which is shared with a neighbour.

The house is very deceptive from the front with the accommodation offering family living over three floors. There is a recessed storm porch, lockable storage area and front door. The reception hallway has doors to the WC/utility room, stairs to the first floor and door to the ground floor living area; this comprises a kitchen area with wall and base units, breakfast bar seating and family areas for sofas, beyond this a garden room for dining with double doors to the garden. On the first floor is a room designed as a first floor sitting room with double doors overlooking the fields behind but, our client uses this as a guest bedroom. There is also a second bedroom and bathroom on this floor. Stairs lead to the second floor where there is the master bedroom with en-suite and fourth bedroom. At the rear the garden is mostly paved with various planting areas and a gate.

COUNCIL TAX BAND

The property is in Council Tax Band C.

SERVICES & AGENT'S NOTES

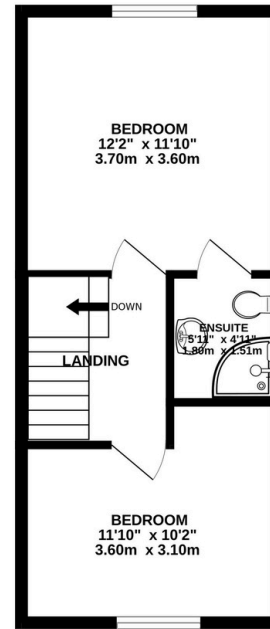
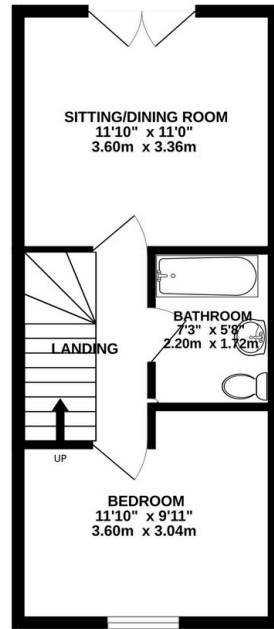
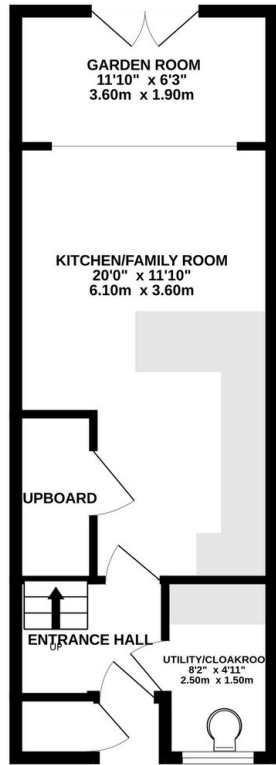
Mains gas, water, electric and drainage. Fibre broadband available. None of these services or appliances have been tested by the agent. Garage held on a 999 year lease.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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