



Marks Lane

Santon Downham, IP27

Price £550,000

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Description

Molyneux Estate Agents are delighted to offer this attractive, detached bungalow found within the sought after village of Santon Downham. The property is well presented throughout and enjoys a range of spacious and versatile accommodation, in addition to a double garage, block paved driveway, and a generous, well-kept garden.

The accommodation is accessed via a welcoming outer hall, providing a space to remove shoes and coats, before entering the more spacious inner hall. The inner hall is a superb welcoming area which leads to the main accommodation, whilst also providing excellent storage. There are three built-in double cupboards, one of which houses the hot water cylinder, plus an additional built-in cupboard, and a ceiling hatch for access into the loft space.

Enjoying three reception rooms, to include the lounge, dining room and a third room currently used as a music room, all three enjoy views of the garden, with the lounge and music room both boasting French doors. The kitchen includes a range of fitted wall and base units with worktop over, as well as a built-in eye level oven and grill, inset induction hob with extractor fitted above, and an inset stainless steel sink and drainer. There is a window above the sink which also overlooks the garden. The kitchen also features a wine rack and breakfast bar. The adjoining utility provides an additional sink unit, and has space for a fridge-freezer, washing machine and dishwasher.

To the other side of the bungalow are the three bedrooms and family bathroom, with the master bedroom boasting an en-suite. The family bathroom enjoys both a shower cubicle and separate bath, whilst the en-suite comprises a bath with shower attached and sliding screen. There is also a further cloakroom with W.C and basin. The master and second bedroom also boast a range of fitted bedroom furniture, to include wardrobe and drawers.

The double garage, which has an electric remote-controlled up-and-over door, can be accessed internally from the outer hall, making life easy when parking inside the garage. With power and lighting, the garage is home to both the oil-fired boiler and the updated consumer unit, and also has loft space for additional storage. In front of the garage is a block paved driveway which provides ample off-street parking, inside of the five-bar timber gate.

A side gate and lockable side door provide access from the driveway to the rear of the property, where there is a useful brick shed/ workshop, which has power and light connected as well as a window for natural light. A covered area to the rear of the bungalow provides a great spot to hang washing, and leads to the main garden to the side of the bungalow, also accessed from the lounge and music room.

The garden is predominantly laid to lawn with floral borders, and is beautifully kept by the current owners. There is a patio area with brick BBQ base, an ideal spot for dining and entertaining. The garden features a stunning back boundary wall and is generally very private and not overlooked.

All in all this superb property truly must be viewed to be fully appreciated. Contact Molyneux Estate Agents to arrange.

Measurements

Outer Hall

Inner Hall - 13' 8" x 11' 4"

Lounge - 22' 8" x 13' 2"

Dining Room - 11' 10" x 11' 4"

Kitchen - 10' 10" x 10'

Utility Room - 10' 10" x 6' 4"

Music Room - 15' 10" x 10' 8"

Bedroom 1 - 15' 11" x 12' 4"

En -Suite - 8' 10" x 5' 4"

Bedroom 2 - 12' 11" x 12' 5"

Bedroom 3 - 8' 10" x 8' 6"

Bathroom - 11' x 5' 4"

Cloakroom

Double Garage - 16' 11" x 15' 10"

Council Tax band - F

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

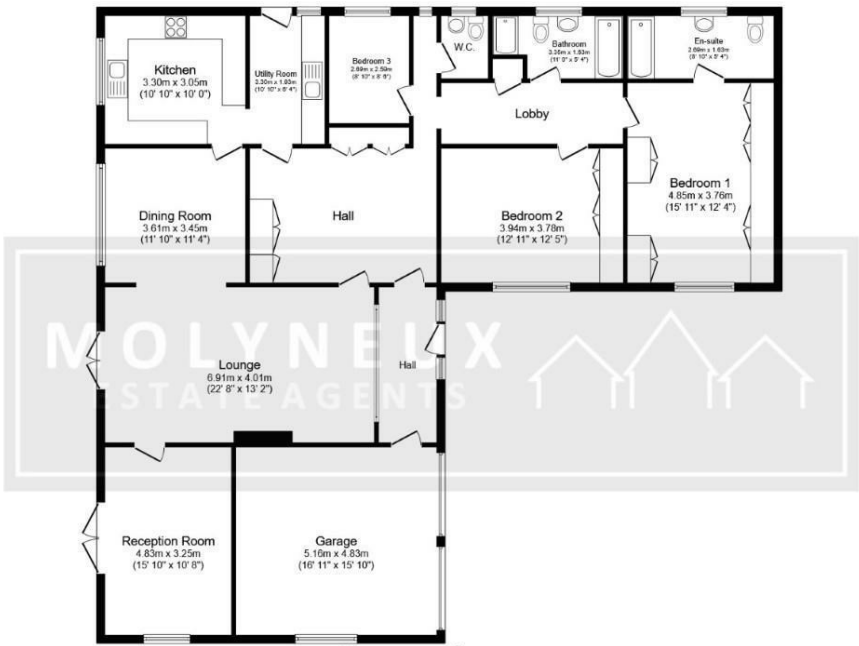
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





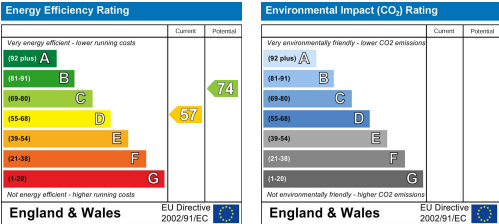
Floor Plan
Floor area 194.3 m² (2,091 sq.ft.)

TOTAL: 194.3 m² (2,091 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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