



**Coriander Road, Downham Market, PE38 9WB**

**welcome to**

**Coriander Road, Downham Market**

A fantastic family home located in a sought after area of Downham Market, close to the local primary & secondary schools. This sizable, detached property boasts a lounge & dining room, modern kitchen, 5 spacious bedrooms, 2 en suites & bathroom, plus off-road parking, garage & landscaped garden.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

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

**Cloakroom**

Fitted with WC & pedestal wash hand basin.  
Radiator.

**Kitchen / Breakfast Room**

14' 9" x 11' 11" ( 4.50m x 3.63m )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, a low-level electric double oven & a gas hob with stainless steel cooker hood over. There is also an integrated fridge/freezer, as well as an integrated dishwasher. Tiled splashback. Double-glazed window to the front. Double-glazed French doors to the rear leading to the rear garden.

**Lounge**

19' 10" x 12' 7" ( 6.05m x 3.84m )

Three double-glazed windows to the side. Telephone & television points. Three radiators. Fireplace with electric fire. Double-glazed French doors to the side leading to the rear garden.

**Dining Room**

14' 8" x 9' 11" ( 4.47m x 3.02m )

Double-glazed windows to the front & side. Radiator.

**First Floor Landing**

Stairs from the entrance hall. Loft access. Airing cupboard & storage cupboard. Two radiators. Stairs to second floor landing.

**Bedroom One**

14' 8" x 11' 10" ( 4.47m x 3.61m )

Double-glazed windows to the front & rear. Fitted wardrobes. Radiator.

**En Suite**

Fitted with WC, wash hand basin with vanity unit & walk-in shower cubicle. Heated towel rail & extractor fan. Fully tiled.

**Bedroom Two**

14' 8" x 10' 2" ( 4.47m x 3.10m )

Double-glazed windows to the front & side. Built-in wardrobe. Radiator.

**En Suite**

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Heated towel rail. Fully tiled.

**Bedroom Three**

12' 8" x 10' 6" ( 3.86m x 3.20m )

Double-glazed window to the side. Radiator. Double-glazed skylight window.

**Bedroom Four**

11' 2" x 7' 9" ( 3.40m x 2.36m )

Double-glazed window to the front. Radiator.

**Bathroom**

Fitted with WC, wash hand basin with vanity unit & P-shaped bath with mixer taps & shower over. Fully tiled. Fitted mirror with bluetooth. Double-glazed window to the side.

**Second Floor Landing**

Stairs from the first floor landing. Door to attic space.

**Bedroom Five**

15' 2" x 8' 4" ( 4.62m x 2.54m )

Double-glazed window to the rear. Built-in wardrobes. Radiator. Two double-glazed skylight windows. Measurements subject to sloping ceilings.

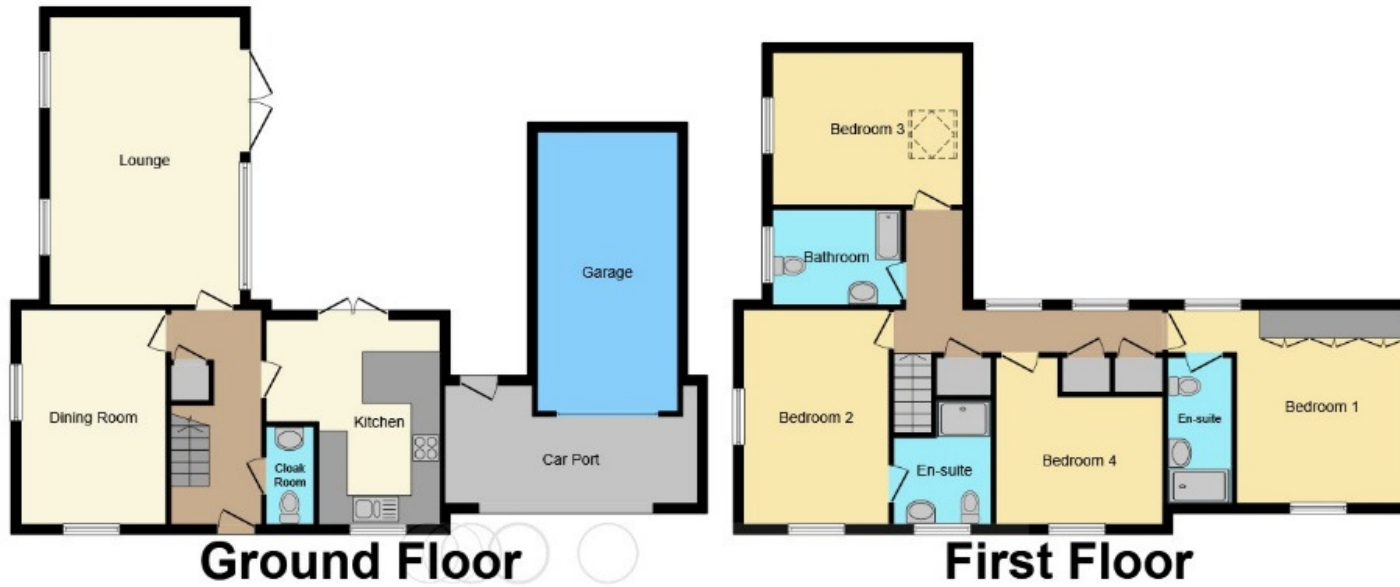
**Outside**

To the front of the property, there is a car port providing off-road parking which leads to the single garage. A garden gate leads to the landscaped rear garden which is mainly laid to astro-turf, alongside a patio area.



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**Ground Floor**

**First Floor**

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**Second Floor**

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

## Coriander Road, Downham Market

- 5 bedroom detached house
- Lounge & dining room
- Two en suite shower rooms
- Family bathroom & WC
- Car port & garage

Tenure: Freehold EPC Rating: C

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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