



Farthing Road, Downham Market, PE38 0AF

welcome to

Farthing Road, Downham Market

Situated within a quiet area of Downham Market lies this charming & characteristic, four bedroom detached cottage, occupying a large plot with ample parking & a mature garden to the rear. The property boasts three reception rooms & four generous bedrooms, and would make the perfect family home.



Accommodation:

Double-glazed entrance door to:

Kitchen/ Diner

20' 3" x 11' 9" (6.17m x 3.58m)

This fitted kitchen includes both wall & base units with work surfaces over, a butler sink with mixer tap, space for a range-style cooker, and space for a fridge/freezer. There is also a serving hatch & an exposed brick fireplace with tiled hearth. Radiator. Double-glazed window to the front. Stairs leading to the first floor landing.

Utility Room

5' x 17' 6" (1.52m x 5.33m)

Fitted with wall & base units with wooden work surfaces over, Space & plumbing for a washing machine & a tumble dryer. Radiator. Double-glazed windows to the side & rear. Door to the side leading to the rear garden.

Shower Room

Fitted with WC, pedestal wash hand basin & walk-in shower cubicle. Double-glazed window to the rear.

Inner Hallway

Radiator. Double-glazed window to the rear. Stairs leading to the first floor landing.

Lounge

20' 7" x 11' (6.27m x 3.35m)

Two double-glazed windows to the front. Radiator. Exposed brick fireplace with wood burning stove. Exposed wooden flooring & exposed wooden beams. Opening to:

Garden Room

13' 3" x 7' 4" (4.04m x 2.24m)

Radiator. Double-glazed sliding patio doors leading to the rear garden. Exposed wooden flooring & exposed wooden beams.

Study

11' 10" x 6' 7" (3.61m x 2.01m)

Double-glazed window to the side. Radiator.

First Floor Landing

Stairs from the inner hallway.

Bedroom One

11' max x 13' 1" max (3.35m max x 3.99m max)

Double-glazed window to the front. Radiator. Exposed brick fireplace. Exposed wooden flooring.

Bedroom Two

10' 4" x 12' plus built-in wardrobes (3.15m x 3.66m plus built-in wardrobes)

Double-glazed window to the front. Radiator. Built-in wardrobes. Door to inner landing. Exposed wooden flooring.

Bedroom Three

8' x 13' 7" plus built-in wardrobe (2.44m x 4.14m plus built-in wardrobe)

Measurements subject to sloping ceilings & restricted head height. Double-glazed window to the rear. Radiator. Exposed wooden flooring.

Bedroom Four

9' 1" x 9' (2.77m x 2.74m)

Double-glazed window to the rear. Radiator. Exposed wooden flooring.

Bathroom

Fitted with WC, pedestal wash hand basin & freestanding bath with mixer taps & shower attachment. Double-glazed window to the front.

Outside

To the front of the property, a generous gravelled driveway provides off-road parking for 5 cars. The low-maintenance front garden is mainly gravelled, with various plants, shrubs & trees, and is enclosed by a low picket fence. To the rear of the property, the mature rear garden is of a fantastic size, and is mainly laid to lawn, alongside a generous decking area & a separate patio area. There is a single timber garage, garden sheds, an outside tap, and a further gravelled area.

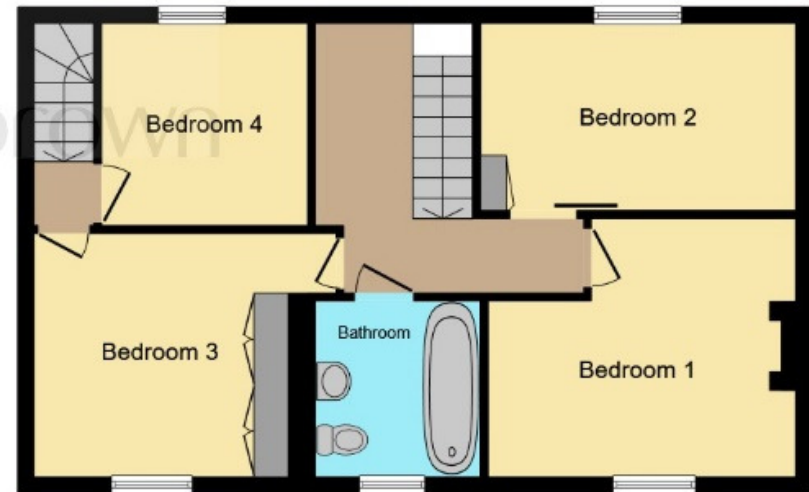


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Ground Floor



First Floor

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Farthing Road, Downham Market

- 4 bedroom detached cottage
- Generous plot with large rear garden
- Off-road parking for 5 cars
- Lounge, garden room & study
- Bathroom & ground floor shower room

Tenure: Freehold EPC Rating: E

£463,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111278 - 0008

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