



**Station Road, Ten Mile Bank, Downham Market, PE38 0EP**

**welcome to**

**Station Road, Ten Mile Bank, Downham Market**

Chain free! A delightful, three bedroom semi-detached house located within the quiet village of Ten Mile Bank. This beautifully presented home has plenty to offer, including a spacious lounge & dining room, country-style kitchen & generous bedrooms, plus off-road parking & low-maintenance garden.



### Accommodation:

Double-glazed entrance door to:

### Lounge

13' 1" x 12' ( 3.99m x 3.66m )

Double-glazed window to the front. Fireplace with wood burning stove. Opening to:

### Dining Room

13' 1" x 12' ( 3.99m x 3.66m )

Double-glazed window to the side. Electric radiator.

Stairs leading to the first floor landing.

### Kitchen

9' 7" x 14' 3" ( 2.92m x 4.34m )

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, and space for a range-style cooker with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & slimline dishwasher. Tiled splashback. Airing cupboard. Double-glazed window to the side. Double-glazed door to the side.

### Bedroom One

9' 8" x 13' 7" ( 2.95m x 4.14m )

Double-glazed window to the side. Electric radiator.

### Bathroom

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the side.

### First Floor Landing

Stairs from the dining room.

### Bedroom Two

12' x 13' 2" ( 3.66m x 4.01m )

Double-glazed window to the front. Electric radiator.

### Bedroom Three

8' 5" x 8' 9" ( 2.57m x 2.67m )

Double-glazed window to the rear. Electric radiator.

Built-in wardrobes.

### Outside

A driveway to the side of the property provides off-road parking for 1 - 2 cars, with a garden gate leading to the entrance door. The low-maintenance garden to the rear of the property is partially laid to astro-turf & partially laid to slate, alongside a raised decking area. There is also a garden shed with power & lighting.



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.



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## Station Road, Ten Mile Bank, Downham Market

- Three bedroom semi-detached house
- No onward chain!
- Two reception rooms
- Ground floor bathroom
- Off-road parking

Tenure: Freehold EPC Rating: E

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111439 - 0004

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