

Primrose Avenue, Downham Market, PE38 9EU

welcome to

Primrose Avenue, Downham Market

A well-presented, four bedroom detached family home set within a highly desired area of Downham Market. just a short walk from the town centre & train station. This spacious home boasts two reception rooms, modern kitchen, utility, WC & en suite shower room, plus generous rear garden & garage.













Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard. Double-glazed window to the rear.

Cloakroom

Fitted with WC & wash hand basin. Radiator. Doubleglazed window to the side.

Lounge

16' 1" x 12' 4" ($4.90m \times 3.76m$) Double-glazed window to the front. Two radiators. Television point. Double-glazed French doors to the rear leading to the rear garden.

Dining Room

8' 8" x 11' 9" (2.64m x 3.58m) Double-glazed window to the front. Radiator.

Kitchen

11' 2" x 12' 3" (3.40m x 3.73m)

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit with work surfaces over, a low-level gas oven & a gas hob with stainless steel cooker hood over. There is also space for an under-counter fridge & under-counter freezer. Tiled flooring. Radiator. Two double-glazed windows to the side. Double-glazed French doors to the side leading to the rear garden.

Utility Room

5' 1" x 11' 5" (1.55m x 3.48m) Fitted with base units with work surfaces over. Stainless steel sink & drainer unit. Space & plumbing for a washing machine & tumble dryer. Radiator. Double-glazed window to the rear. Double-glazed door to the side leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Radiator. Airing cupboard. Loft access.

Bedroom One

11' 5" x 11' 4" (3.48m x 3.45m) Three double-glazed windows to the side. Built-in wardrobes & storage. Radiator.

En Suite

Fitted with WC, pedestal wash hand basin & shower cubicle. Radiator. Double-glazed window to the front.

Bedroom Two

16' 1" x 8' 8" (4.90m x 2.64m) Double-glazed windows to the front & rear. Radiator. Fitted wardrobes & storage.

Bedroom Three

12' 1" x 8' (3.68m x 2.44m) Double-glazed window to the front. Radiator. Built-in storage cupboard.

Bedroom Four

9' 1" x 9' 1" (2.77m x 2.77m) Double-glazed window to the front. Radiator.

Shower Room

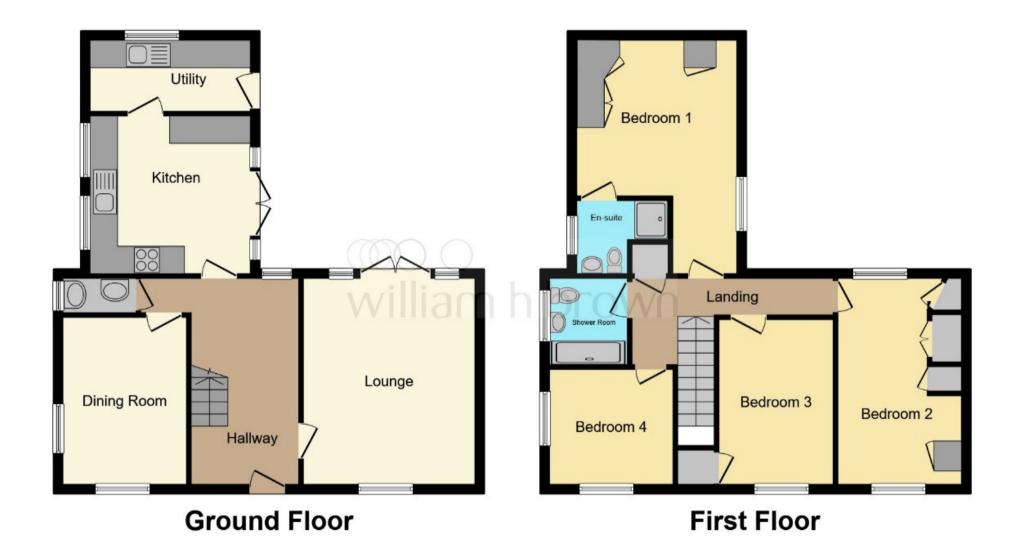
Fitted with WC, pedestal wash hand basin & walk-in shower cubicle. Heated towel rail. Double-glazed window to the side.

Outside

To the front of the property, the low-maintenance front garden is mainly laid to artificial grass & is enclosed by a low picket fence with a paved pathway leading to the entrance door. A brickweave driveway provides off-road parking for 1 car & leads to the garage. To the rear of the property, the generous garden is fully enclosed by fencing, and is mainly laid to lawn, alongside a resin seating area, and a vegetable patch with raised beds. A personal door accessed from the garden leads directly to the garage.







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

Primrose Avenue, Downham Market

- Four bedroom detached house
- Lounge & dining room
- WC, en suite & shower room
- Generous, enclosed rear garden
- Garage & off-road parking ٠

Tenure: Freehold EPC Rating: B

£350,000





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Please note the marker reflects the postcode not the actual property



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