



**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. Double-glazed window to the side.

### **Lounge**

16' 1" x 12' 4" ( 4.90m x 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.



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**Ground Floor**



**First Floor**

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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

Tenure: Freehold EPC Rating: B

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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