



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

**welcome to**

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

An exceptionally spacious & beautifully presented four bedroom detached house, occupying an enviable plot of 1/2 an acre (stms). This contemporary home boasts generous living accommodation throughout, including a large open plan kitchen/diner & offers stunning outdoor space with ample parking!



## Accommodation:

### Lounge

14' 3" x 20' 2" ( 4.34m x 6.15m )

Double-glazed window to the front. Two radiators. Exposed brick fireplace with wood burning stove. Double-glazed French doors to the rear leading to the rear garden.

### Open Plan Kitchen/ Diner

14' 6" max x 20' 2" max ( 4.42m max x 6.15m max )

This spacious, open plan kitchen is fitted with both wall & base units with under-unit lighting & granite work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in electric double oven & an electric hob with extractor fan over. There is also an integrated dishwasher & integrated washing machine, as well as space for an American-style fridge/freezer. Spotlighting. Radiator. Double-glazed windows to the front & rear. Doors to the front & side.

### First Floor Landing

Stairs from the dining room. Radiator. Loft access. Double-glazed window to the front.

### Bedroom One

12' 4" x 10' 6" ( 3.76m x 3.20m )

Double-glazed window to the front. Radiator. Built-in wardrobes.

### Bedroom Two

9' 3" x 11' 4" ( 2.82m x 3.45m )

Double-glazed window to the rear. Radiator.

### Bedroom Three

10' 7" x 11' 4" ( 3.23m x 3.45m )

Double-glazed window to the front. Radiator.

### Bedroom Four

9' 2" x 9' 4" ( 2.79m x 2.84m )

Double-glazed window to the front. Radiator.

### Bathroom

Fitted with WC, wash hand basin with vanity unit & bath with mixer taps & shower over. Partly tiled. Radiator. Double-glazed window to the rear.

### Outside

The property sits on a large plot of 1/2 an acre (stms), with an exceptionally large garden to the rear. The garden is mainly laid to lawn, alongside a generous patio & decking area, a small orchard, vegetable patch & greenhouse. There is also a purpose-built garden room that has been beautifully finished, with double-glazed windows to the front, sides & rear, as well as double-glazed French doors opening to overlook the picturesque garden.

To the front of the property, a large 'in & out' gravelled driveway provides off-road parking for multiple vehicles & approaches double gates which lead to the rear garden.

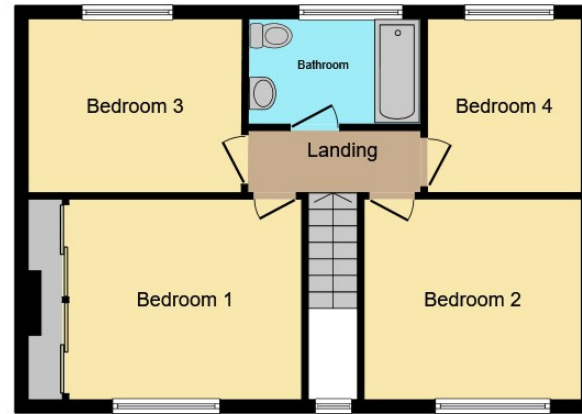


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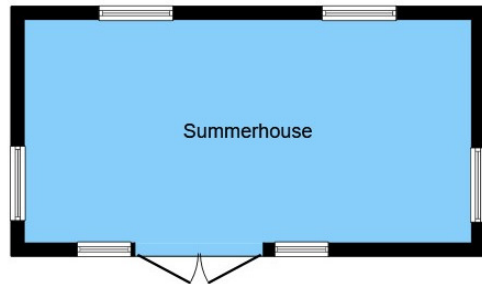




**Ground Floor**



**First Floor**



**Outbuilding**

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## Station Road, Ten Mile Bank, Downham Market

- Four bedroom detached house
- 1/2 acre plot (stms)
- Quiet village location
- Open plan kitchen/dining space & separate lounge
- Large driveway providing off-road parking for several cars

Tenure: Freehold EPC Rating: D

# £450,000



Please note the marker reflects the postcode not the actual property

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DHM110745 - 0002

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