



Church Road, Ten Mile Bank, Downham Market, PE38 0EJ

welcome to

Church Road, Ten Mile Bank, Downham Market

Occupying a mature plot overlooking the river & fields behind, lies this immaculately presented, four bedroom detached family home. The property boasts diverse living accommodation, including open plan kitchen/diner, study & living room with BALCONY, plus generous bedrooms & fantastic outside space!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Tiled flooring. Storage cupboard. Stairs leading to the first floor landing with under-stairs storage cupboard.

Cloakroom

Fitted with WC & pedestal wash hand basin. Radiator. Partly tiled. Double-glazed window to the side.

Study

10' 4" x 10' (3.15m x 3.05m)
Double-glazed window to the rear. Fitted shelving, cupboards, cabinets & desk.

Open Plan Kitchen / Diner

17' 10" x 16' 1" (5.44m x 4.90m)
This fitted kitchen wall & base units with work surfaces over, an inset stainless steel sink with built-in drainer, an electric double oven & an electric hob with stainless steel cooker hood over. There is also an integrated fridge/freezer, integrated dishwasher, integrated washing machine & built-in wine rack. Two radiators. Tiled flooring. Double-glazed window to the rear. Double-glazed sliding patio doors to the rear leading to the rear garden & double-glazed door to the side.

Bedroom One

12' 8" x 10' 10" (3.86m x 3.30m)
Double-glazed window to the front. Radiator. Two built-in wardrobes.

En Suite Wet Room

Fitted with WC, wash hand basin with vanity unit & walk-in shower. Stainless steel heated towel rail. Fully tiled. Double-glazed window to the front.

First Floor Landing

Stairs from the entrance hall. Radiator. Loft access. Airing cupboard. Double-glazed windows to the front & side.

Lounge

12' 8" x 16' 2" (3.86m x 4.93m)
Double-glazed bay window to the front. Radiator. Double-glazed French doors to the side leading to the balcony.

Bedroom Two

10' 9" x 10' 2" (3.28m x 3.10m)
Double-glazed window to the rear. Radiator.

Bedroom Three

12' 1" x 7' 8" (3.68m x 2.34m)
Double-glazed window to the rear. Radiator.

Bedroom Four

8' 9" x 8' 1" (2.67m x 2.46m)
Double-glazed window to the rear. Radiator. Built-in wardrobe.

Bathroom

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

Outside

To the front of property, a generous gravelled driveway provides off-road parking for 4 - 5 cars & leads to the garage. The front garden is laid to lawn, with various hedges & young trees. The mature rear garden is fully enclosed & is mainly laid to lawn, alongside a patio area with wooden pergola & a greenhouse . The garden backs onto extensive fields behind, and also benefits from a custom-made Shepherd's Hut providing a peaceful garden retreat!

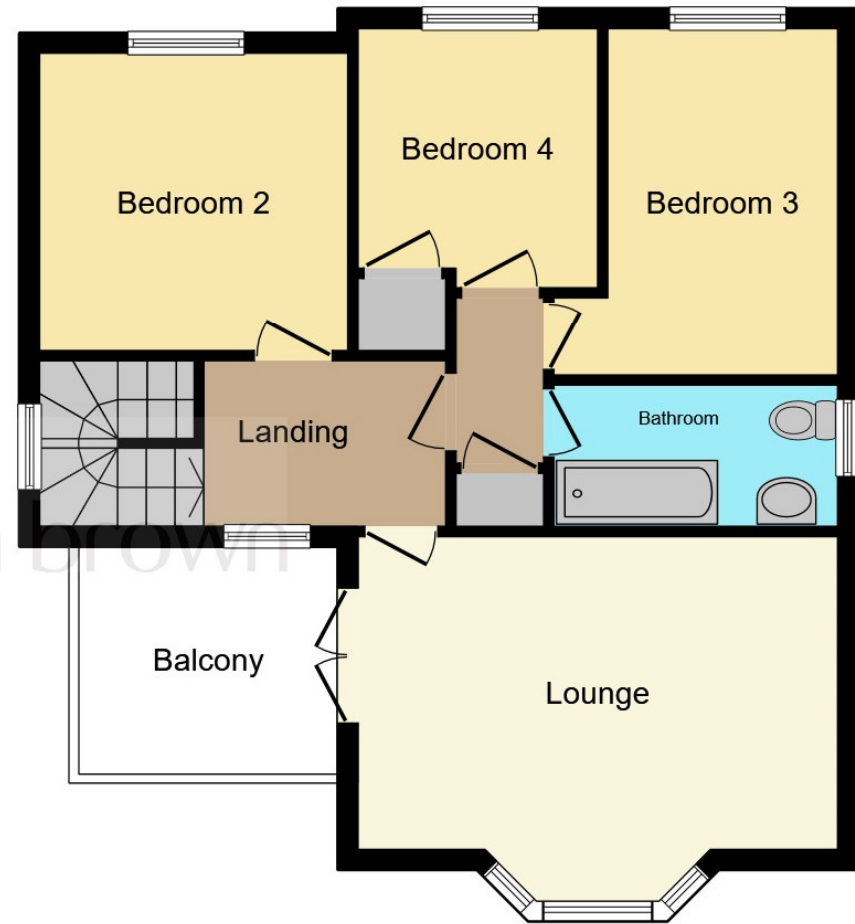


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Ground Floor



First Floor

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welcome to

Church Road, Ten Mile Bank, Downham Market

- Four bedroom detached house
- Open plan kitchen/dining area
- Study & lounge with balcony offering waterside views
- Ground floor bedroom & en suite
- Mature rear garden with Shepherds Hut

Tenure: Freehold EPC Rating: C

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111722 - 0003

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