



Sandringham Drive, Downham Market, PE38 9NF

welcome to

Sandringham Drive, Downham Market

A spacious, four bedroom detached family home, situated on a generous corner plot within walking distance to Downham Market town centre. The property offers ample off-road parking & integral garage, plus well-maintained gardens, whilst inside offers multiple reception rooms, utility room & en suite!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the side. Radiator. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the front.

Lounge

11' 6" x 16' (3.51m x 4.88m)

Double-glazed window to the front. Radiator. Understairs storage cupboard. Feature fireplace. Opening to:

Dining Room

8' 8" x 8' 5" (2.64m x 2.57m)

Double-glazed French doors to the rear leading to the rear garden. Radiator. Serving hatch through to kitchen.

Extended Lounge

9' 4" x 20' 9" (2.84m x 6.32m)

Double-glazed windows to the front & rear. Two radiators.

Kitchen

10' 2" x 8' 8" (3.10m x 2.64m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, space for a freestanding cooker with stainless steel cooker hood over, and an integrated dishwasher. Radiator. Double-glazed window to the rear. Opening to:

Utility / Breakfast Room

8' 4" x 12' 2" (2.54m x 3.71m)

Fitted storage cupboards. Space & plumbing for a washing machine & tumble dryer. Space for a fridge/freezer. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden. Door leading to the integral garage.

First Floor Landing

Stairs from the entrance hall. Radiator. Loft access.

Bedroom One

8' 4" x 15' 3" (2.54m x 4.65m)

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

En Suite

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

Bedroom Two

8' 8" x 11' 6" (2.64m x 3.51m)

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

Bedroom Three

8' 5" x 11' 6" (2.57m x 3.51m)

Double-glazed window to the front. Radiator.

Bedroom Four

7' 2" x 8' 4" (2.18m x 2.54m)

Double-glazed window to the front. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin & bath. Airing cupboard. Radiator. Double-glazed window to the rear.

Outside

To the front of the property, a large brickweave driveway provides off-road parking for 4 cars & leads to the integral garage. The well-maintained front garden is enclosed by a low brick wall, and is mainly laid to lawn, alongside various plants, shrubs & hedges. To the rear, the generous, low-maintenance garden is fully enclosed by a brick wall & timber fencing, and is partially laid to lawn & partially laid to paving, alongside a variety of plants, shrubs, trees & hedges.

Garage

9' x 16' 6" (2.74m x 5.03m)

Electric up & over door. Internal door leading to the utility/breakfast room.

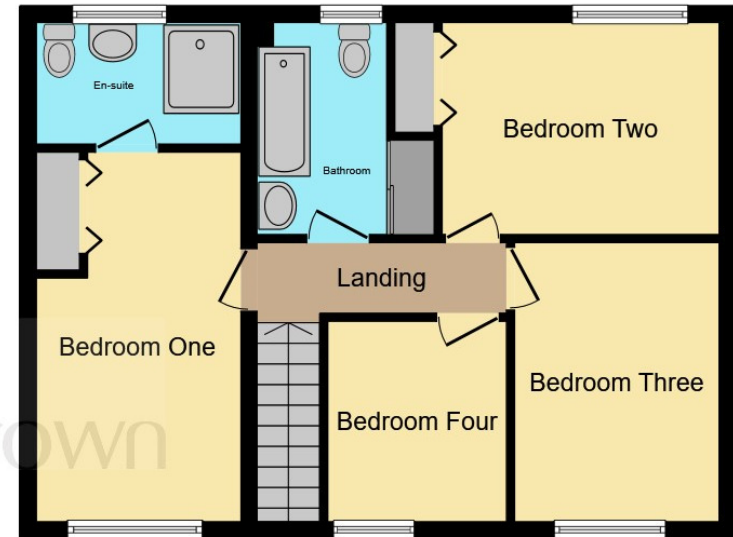


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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Sandringham Drive, Downham Market

- Four bedroom detached house
- Integral garage & driveway parking
- Two living areas & dining room
- Utility/breakfast room
- En suite shower room

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111543 - 0002

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01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk