



Tinkers Way, Downham Market, PE38 9TQ

welcome to

Tinkers Way, Downham Market

Set in an excellent location near the town centre & mainline rail station, lies this spacious 4 bedroom detached family home. The beautifully finished interior offers 2 reception rooms, modern kitchen, utility & en suite, whilst outside you will find a garage, off-road parking & large rear garden!



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.

Cloakroom

UPVC obscure double-glazed window to the front. Fitted with WC & wash hand basin with vanity unit.

Lounge

11' 6" x 19' 7" (3.51m x 5.97m)

Double-glazed window to front. Feature fireplace with electric fire. Two radiators. Glazed French doors leading to:

Dining Room

9' 5" x 12' (2.87m x 3.66m)

Radiator. Double-glazed French doors to the rear leading to the rear garden.

Kitchen

10' x 9' 6" (3.05m x 2.90m)

This modern, fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level electric double oven, and a gas hob with stainless steel cooker hood over. There is also an integrated dishwasher, as well as space for a fridge/freezer. Radiator. Double-glazed window to the rear. Archway leading to:

Utility Room

5' 9" x 8' (1.75m x 2.44m)

Fitted with base units with work surfaces over. Stainless steel sink & drainer unit. Space & plumbing for washing machine. Built-in storage cupboard. Radiator. Double-glazed window to the side. Double-glazed door to the side.

First Floor Landing

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

Bedroom One

13' 8" x 11' 6" (4.17m x 3.51m)

Double-glazed window to the front. Radiator.

En Suite

Fitted with WC, wash hand basin with vanity unit & corner shower cubicle. Fully tiled. Radiator. Shaver point. Double-glazed window to the side.

Bedroom Two

10' x 12' 7" (3.05m x 3.84m)

Double-glazed window to the rear. Radiator.

Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m)

Double-glazed window to the rear. Radiator.

Bedroom Four

9' x 8' 1" (2.74m x 2.46m)

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

Bathroom

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

Outside

To the front of the property, there is a small gravelled area with a pathway to the entrance door with storm canopy and outside light. There is a driveway to the side providing parking and leading to the Garage.

The rear garden is fully enclosed by brick walls and partial timber panel fencing, and is mainly laid to lawn with patio area, benefiting from a greenhouse and shed.

Garage

With up and over door.

Agent Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

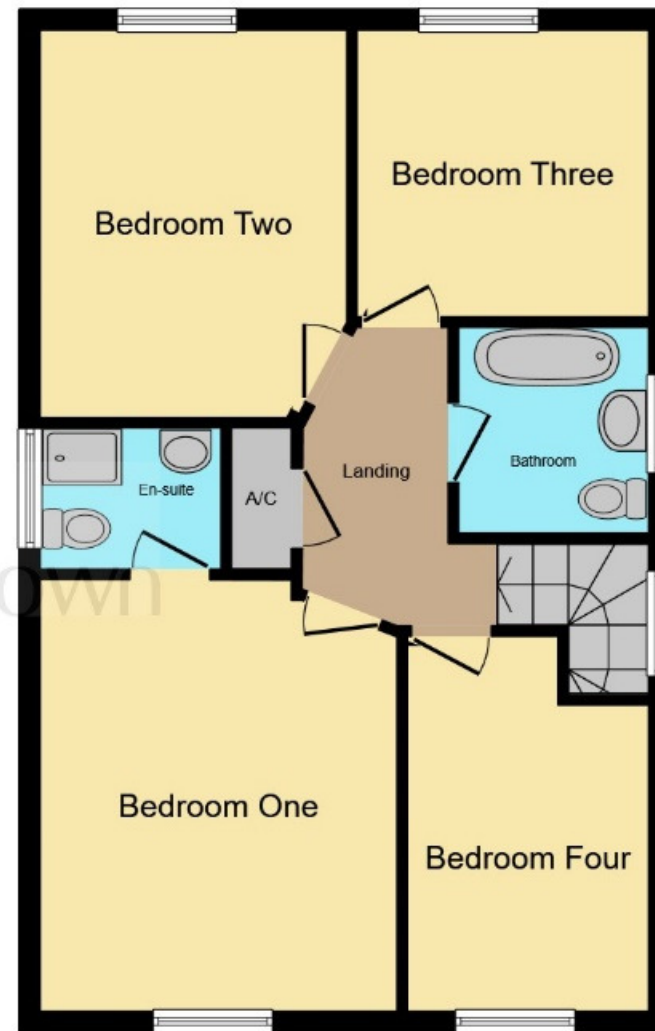


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Ground Floor



First Floor

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

Tinkers Way, Downham Market

- Four bedroom detached family home
- Lounge & dining room
- Utility room & ground floor WC
- En suite shower room
- Driveway providing off-road parking

Tenure: Freehold EPC Rating: C

£310,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
DHM111505 - 0007

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