



Mallard End, Downham Market, PE38 9HN

welcome to

Mallard End, Downham Market

A modern, 3 bedroom semi-detached house located within easy walking distance to Downham Market's mainline train station. The property is spacious throughout, offering a modern kitchen, lounge/diner & ground floor WC, plus off-road parking, rear garden & garage!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Storage cupboard. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Radiator.

Kitchen

8' 1" x 8' 8" (2.46m x 2.64m)

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in oven & a gas hob with cooker hood over. There is also an integrated fridge/freezer, as well as space & plumbing for a washing machine & dishwasher. Double-glazed window to the front.

Lounge / Diner

15' 1" x 15' 3" max (4.60m x 4.65m max)

Double-glazed window to the rear. Two radiators. Under-stairs storage cupboard. Double-glazed sliding patio doors to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Loft access. Storage cupboard housing boiler.

Bedroom One

8' 9" x 12' 3" (2.67m x 3.73m)

Double-glazed window to the rear. Radiator.

Bedroom Two

8' 9" x 11' 5" (2.67m x 3.48m)

Double-glazed window to the front. Radiator.

Bedroom Three

8' x 6' 1" (2.44m x 1.85m)

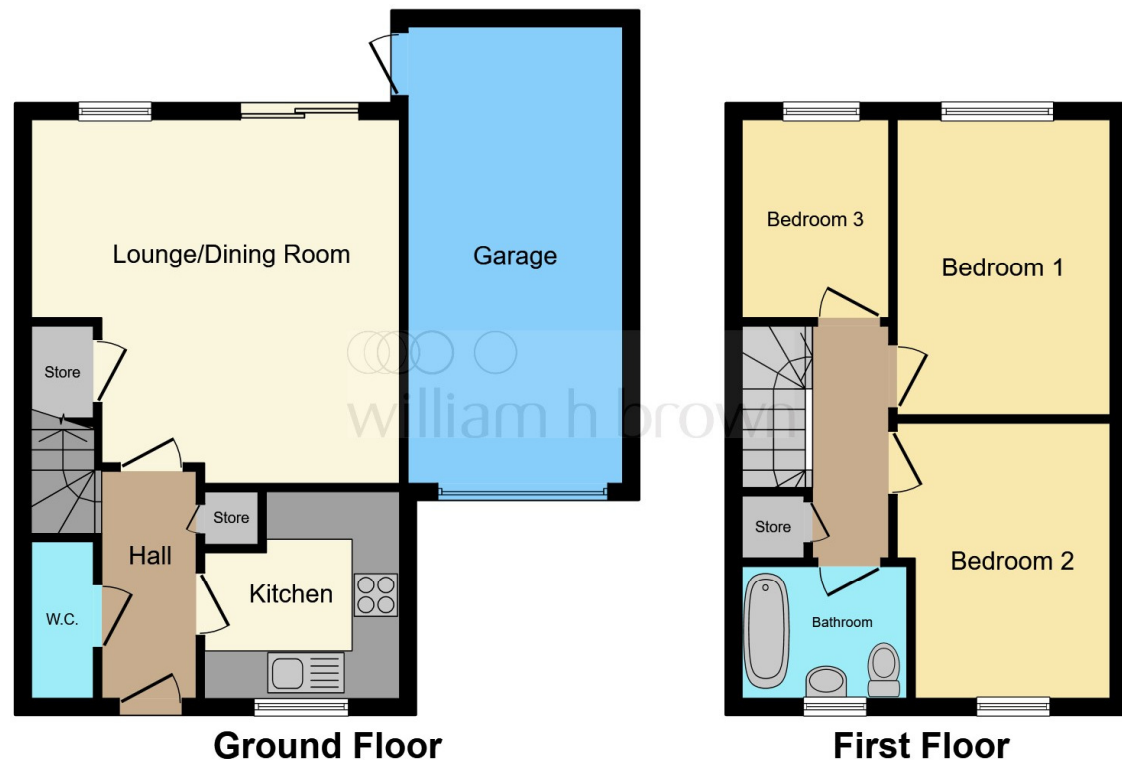
Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the front.

Outside

To the front of the property, a driveway provides off-road parking & leads to the garage. The rear garden is fully enclosed by timber fencing, and is mainly laid to lawn, alongside a patio area & a personal door leading to the garage.



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



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welcome to

Mallard End, Downham Market

- 3 bedroom semi-detached house
- Lounge/diner + modern kitchen
- Off-road parking + garage
- Enclosed rear garden
- Fantastic location close to town centre & train station

Tenure: Freehold EPC Rating: C

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111748 - 0002

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