



Grimshoe Road, Downham Market, PE38 9WF

welcome to

Grimshoe Road, Downham Market

A well presented, 3 bedroom family home, located in the heart of Downham Market, just a short walk from the mainline train station and town centre. With three bedrooms, a modern kitchen/diner and spacious living room, alongside a lovely, private rear garden, this property is a must see!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

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

Cloakroom

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

Living Room

15' 5" x 10' 6" (4.70m x 3.20m)

Double glazed window to front. Radiator. Television point.

Kitchen/ Diner

17' 5" x 7' 6" (5.31m x 2.29m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in double oven & a gas hob with stainless steel cooker hood over. There is also space for a fridge/freezer, an integrated dishwasher & space and plumbing for a washing machine. Double-glazed window to the rear. French doors opening to:

Conservatory

Of brick and UPVC construction. Radiator. Double-glazed windows to the side & rear. Double-glazed French doors to garden.

First Floor Landing

Stairs from the entrance hall. Airing cupboard.

Bedroom 1

10' 9" x 9' 9" (3.28m x 2.97m)

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

Bedroom 2

9' 7" x 9' 9" (2.92m x 2.97m)

Double-glazed window to the front. Radiator.

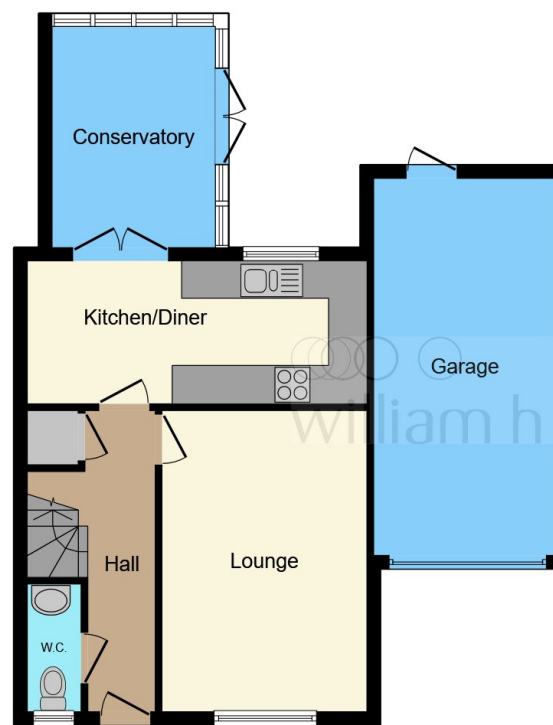
Bedroom 3

7' 7" x 7' 4" (2.31m x 2.24m)

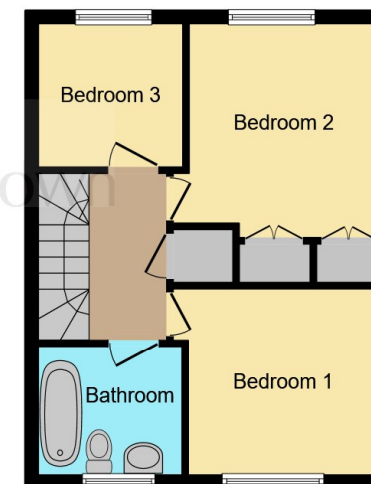
Double-glazed window to the rear. Radiator.

Outside

To the front of the property, a hardstanding driveway provides off-road parking for up to 3 cars & leads to the garage. The beautifully finished, low-maintenance garden is fully enclosed & is mainly laid to paving, alongside a variety of plants & shrubs.



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



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welcome to

Grimshoe Road, Downham Market

- Modern, well presented family home
- In the popular town of Downham Market
- Close to mainline train station + town centre
- 3 bedrooms
- Modern kitchen/diner

Tenure: Freehold EPC Rating: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111838 - 0004

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