



**Downham Road, Salters Lode, DOWNHAM MARKET, PE38 0BA**

**welcome to**

**Downham Road, Salters Lode, DOWNHAM MARKET**

A fantastic opportunity to purchase a three bedroom semi-detached bungalow in the village of Salters Lode, just outside of Downham Market. The property sits on a generous plot with field views to the rear, & inside offers a lounge, snug, conservatory, utility, separate WC, 3 bedrooms & wet room.



### **Accommodation:**

Original front entrance door with overhead wooden porch cover to:

### **Entrance Hall**

Inner through hallway. Double radiator. Thermostat control. Loft hatch with loft ladder & lighting. Double power point. Picture rail.

### **Lounge**

13' 3" x 10' 4" into recess ( 4.04m x 3.15m into recess )  
Double-glazed bay window to the front. Open fireplace with surround. Double radiator. Telephone, WiFi & television points. Picture rail. Three double power points.

### **Snug**

11' 8" narrowing to 9' 9" x 11' 8" ( 3.56m narrowing to 9' 9" x 3.56m )  
Double-glazed patio doors to conservatory. Open fireplace with surround. Radiator. Storage cupboard with electric immersion cylinder, heating & digital hot water controller & timer. Three double power points. Picture rail.

### **Kitchen**

9' 9" x 9' 4" ( 2.97m x 2.84m )  
This fitted kitchen includes both wall to ceiling & base units with work surfaces over, a one and a half bowl sink and drainer unit, and a freestanding electric cooker with double oven & 4 ring halogen hob, with electric extractor cooker hood over with pull cord. There is also space and plumbing for a slimline dishwasher (with matching fitted cupboard door). Tiled splashbacks. Radiator. Five double power points. Double-glazed side entrance door & double-glazed window overlooking the side view of the driveway & garage.

### **Wet Room**

Fitted with WC, wash hand basin and large shower with overhead, electric pump shower head & glass shower screen. Heated towel rail & double radiator. Fitted bathroom cabinet. Grab handles. Double-glazed frosted window to the rear.

### **Utility Room**

6' 11" x 4' 9" ( 2.11m x 1.45m )  
Access from kitchen via glazed door. Double-glazed window to the front. Worksurfaces with space and plumbing below for a washing machine, space for an under counter fridge & under counter tumble dryer. Space for chest freezer. Central heating boiler (accessed from outside for service, side wall mounted). Loft hatch. Electric meter. Open wall shelving. Two double power points. Door to:

### **Cloakroom**

Fitted with WC. Radiator. Mains water inlet stop cock. Double-glazed frosted window to the front with fitted electric extractor fan.

### **Conservatory**

11' 9" x 11' 3" ( 3.58m x 3.43m )  
Of uPVC & brick construction with polycarbonate roof. Double-glazed windows to the side and rear. Double radiator & electric storage heater with timer. 4 double power points. Television aerial point. Laminate flooring. Fitted blinds. Double-glazed patio doors with steps down to rear garden & double-glazed doors to Snug. Field views to the rear.

### **Bedroom One**

10' 4" plus bay window x 13' 2" ( 3.15m plus bay window x 4.01m )  
Double-glazed bay window to the front. Double radiator. Teak fitted wardrobes & king size fitted bed frame with integrated bedside drawers and under cupboard lights. Three double power points.

### **Bedroom Two**

11' 9" x 9' 9" ( 3.58m x 2.97m )  
Double-glazed window to the rear offering field views. Double radiator. Television aerial point. Fitted bedroom furniture including: fitted wardrobe, overhead fitted cupboards, fitted dressing table & integrated bedside storage. Three double power points.

### **Bedroom Three**

8' 8" x 8' 5" ( 2.64m x 2.57m )  
Double-glazed window to the rear offering field views. Double radiator. Fitted overhead cupboards, fitted bedside storage & fitted open wardrobe. Three double power points.

### **Outside – Front**

The front garden is laid to lawn with laurel hedging to the side & privet hedging beneath the front windows. A driveway with a low brick wall provides parking & leads to the detached garage & side door access. There are garden gates to either side of the garage with 6' fencing to one side. Wall mounted letter box. Outside tap & wall mounted retractable reel hosepipe. A concrete path gives access to the rear garden. Double-glazed side entrance door to kitchen.

### **Outside - Rear**

The rear garden is laid to lawn with a low brick walled patio to one side, raised garden beds, laurel hedging & field views to the rear. There is also a garden shed & a greenhouse with temperature controlled automatic opening window & sliding door, as well as various potting table benches. Septic tank & 1500 litre oil tank. Rear low gate & 6' fencing. Rear access from garden into property via double-glazed conservatory doors.

### **Detached Garage**

17' 10" x 10' 1" ( 5.44m x 3.07m )  
Detached single garage larger than average size. Metal up & over door garage door & metal side door with bolted lock & key latch lock. Lighting & electric power points. Single glazed window to rear. Fitted work bench & shelving.



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## Downham Road, Salters Lode, DOWNHAM MARKET

- Three bedroom semi-detached bungalow
- Front & rear gardens
- Field views to the rear of the property
- Detached garage & off-road parking
- 3 reception rooms (lounge, snug & conservatory)

Tenure: Freehold EPC Rating: D

# £225,000



Please note the marker reflects the postcode not the actual property

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