



**Spruce Road, DOWNHAM MARKET, PE38 9PJ**



**welcome to**

**Spruce Road, DOWNHAM MARKET**

Chain free! A well-presented, three bedroom detached bungalow positioned within a popular area of Downham Market, just a short walk from the town centre. The property boasts a large lounge with log burner, dining room, newly-fitted kitchen & utility, plus well-maintained gardens & garage.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Radiator. Loft access. Storage cupboard.

### Living Room

9' 7" x 23' 8" ( 2.92m x 7.21m )

Double-glazed window to the front. Two radiators. Wood burning stove. Double-glazed French doors to the rear leading to the dining room.

### Dining Room

12' 2" x 8' 1" ( 3.71m x 2.46m )

Double-glazed window to the rear. Radiator. Single-glazed window to the side.

### Kitchen

8' 6" x 13' 5" ( 2.59m x 4.09m )

This modern, newly fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, and space for a range-style cooker with cooker hood over. There is also space & plumbing for a washing machine, as well as space for a fridge/freezer. Built-in storage cupboard. Radiator.

### Utility Room

8' 3" x 6' 2" ( 2.51m x 1.88m )

Space for a tumble dryer. Double-glazed window to the rear. Double-glazed door to the side leading to the rear garden.

### Bedroom One

13' 6" x 10' 8" ( 4.11m x 3.25m )

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

### Bedroom Two

10' 8" x 9' 8" ( 3.25m x 2.95m )

Two double-glazed windows to the front. Radiator.

### Bedroom Three

10' 3" x 7' 1" plus built-in wardrobe space ( 3.12m x 2.16m plus built-in wardrobe space )

Double-glazed window to the rear. Radiator. Built-in wardrobe space.

### Bathroom

Fitted with WC, wash hand basin with vanity unit & corner shower cubicle. Two double-glazed windows to the front.

### Outside

To the front of the property, the well-maintained garden is laid to lawn with a brickweave path leading to the entrance door. A gravel & concrete driveway provides off-road parking for 4 cars & leads to the single garage. To the rear, the garden is fully enclosed by timber fencing & is predominantly laid to lawn, alongside a patio area, brickweave paths & various plants, shrubs & hedges.



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](http://www.focalagent.com)



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## Spruce Road, DOWNHAM MARKET

- Three bedroom detached bungalow
- Lounge + dining room
- Newly fitted kitchen
- Utility room
- Garage + driveway parking

Tenure: Freehold EPC Rating: D

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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