



**Leveret Gardens, Downham Market, PE38 9WG**

**welcome to**

**Leveret Gardens, Downham Market**

Attention first time buyers! A beautifully presented 3 bed end-terraced house located within a popular area of Downham Market, only a short distance from the train station & town centre. This modern home boasts a generous lounge/diner, comfortable bedrooms, en suite & ample off-road parking!



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

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

### Cloakroom

Fitted with WC & wash hand basin. Radiator.

### Kitchen

7' 9" x 9' 9" ( 2.36m x 2.97m )

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

### Lounge / Diner

15' 5" x 16' 1" ( 4.70m x 4.90m )

Double-glazed window to the rear. Two radiators. Built-in storage cupboard. Double-glazed French doors to the rear leading to the rear garden.

### First Floor Landing

Stairs from the entrance hall. Built-in storage cupboard. Loft access. Light tunnel. Double-glazed window to the side.

### Bedroom One

10' 1" x 9' 3" ( 3.07m x 2.82m )

Double-glazed window to the front. Radiator.

### En Suite

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

### Bedroom Two

9' 6" x 8' 6" ( 2.90m x 2.59m )

Double-glazed window to the rear. Radiator.

### Bedroom Three

6' 5" x 11' ( 1.96m x 3.35m )

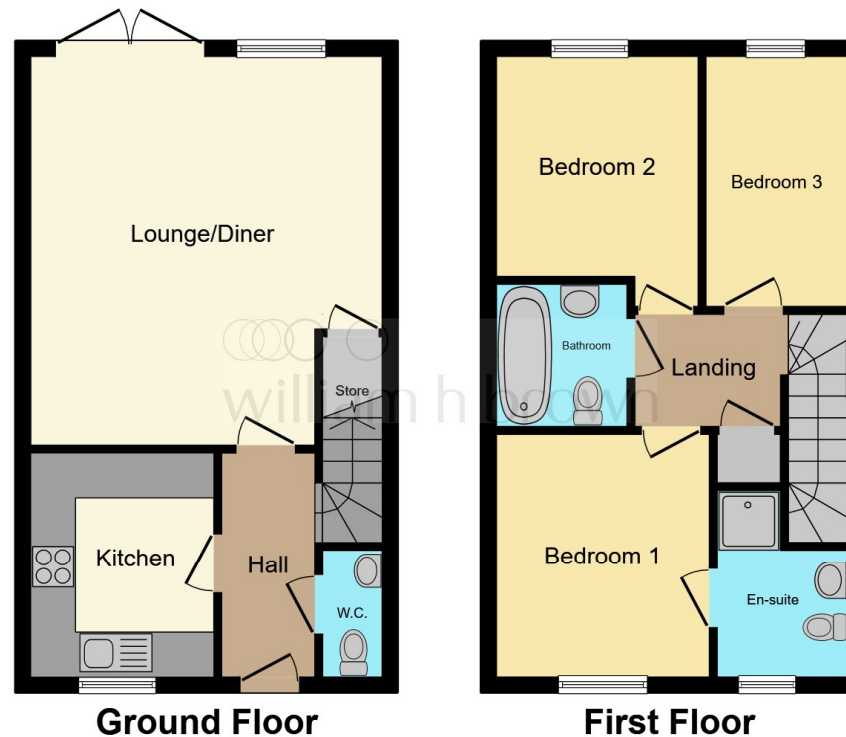
Double-glazed window to the rear. Radiator.

### Bathroom

Fitted with WC, wash hand basin & bath with shower over. Light tunnel. Radiator.

### Outside

To the front of the property, a generous brickweave driveway provides off-road parking for 4 cars. The good-sized rear garden is fully enclosed & is mainly laid to lawn, alongside a patio area & garden shed.



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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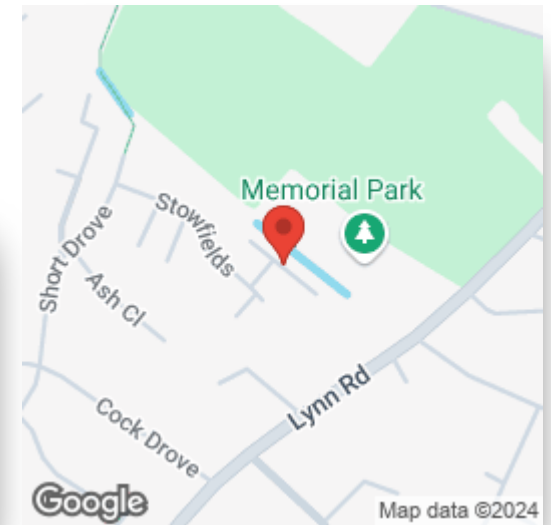
welcome to

## Leveret Gardens, Downham Market

- 3 bedroom end-terraced house
- Lounge/diner
- Modern kitchen
- WC, en suite + family bathroom
- Enclosed rear garden

Tenure: Freehold EPC Rating: B

# £245,000



Please note the marker reflects the postcode not the actual property

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