



**Camomile Close, Downham Market, PE38 9UJ**



**welcome to**

## **Camomile Close, Downham Market**

An immaculately presented, four bedroom detached house located within a popular area of Downham Market, just a short walk from the local schools. This family home is spacious throughout, boasting an open plan kitchen/diner, large lounge, utility & conservatory, plus ample off-road parking & garage.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage space.

**Cloakroom**

Fitted with WC & wash hand basin. Radiator.

**Lounge**

11' x 21' 4" ( 3.35m x 6.50m )

Double-glazed window to the front. Two radiators. Feature fireplace.

**Conservatory**

9' 8" x 9' 5" ( 2.95m x 2.87m )

Of brick & uPVC construction. Double-glazed windows to the front, side & rear.

**Kitchen**

21' 3" x 11' 6" max ( 6.48m x 3.51m max )

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, an electric double oven & an electric hob with integrated cooker hood. There is also an integrated fridge/freezer and integrated dishwasher. Radiator. Double-glazed window to the front & two double-glazed windows to the side.

**Utility Room**

8' 5" x 5' 1" ( 2.57m x 1.55m )

Fitted with wall & base units with work surfaces over. Space & plumbing for a washing machine & tumble dryer. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

**First Floor Landing**

Stairs from the entrance hall. Loft access. Radiator.

**Bedroom One**

9' 9" x 12' 7" ( 2.97m x 3.84m )

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

**En Suite**

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

**Bedroom Two**

11' x 9' 9" ( 3.35m x 2.97m )

Double-glazed window to the front. Radiator.

**Bedroom Three**

9' x 11' 11" ( 2.74m x 3.63m )

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

**Bedroom Four**

11' 2" x 7' 8" ( 3.40m x 2.34m )

Double-glazed window to the side. Radiator.

**Bathroom**

Fitted with WC, wash hand basin with vanity unit & bath with shower over. Double-glazed window to the rear.

**Outside**

To the front of the property, a brickweave driveway provides off-road parking for two cars & leads to the garage. A gate leads to the rear garden which is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area.

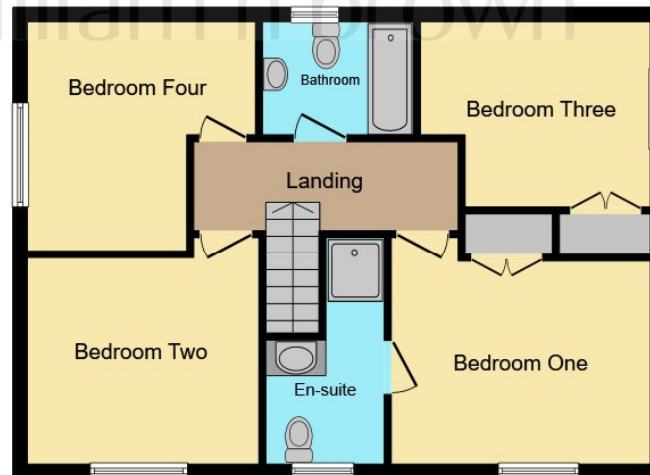


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**Ground Floor**



**First Floor**

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## **Camomile Close, Downham Market**

- Four bedroom detached house
- Open plan kitchen/diner
- Living room + conservatory
- Ground floor WC + utility room
- En suite shower room

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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