



Rosemary Way, DOWNHAM MARKET, PE38 9UQ

welcome to

Rosemary Way, DOWNHAM MARKET

An immaculately presented 4-bed detached family home in a popular Downham Market location, within walking distance of schools. Features a contemporary open-plan kitchen/diner, spacious lounge, double bedrooms & en suite shower room, alongside an enclosed garden, garage & private parking space.



Accommodation:

Double-glazed entrance door to:

Entrance Lobby

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

Cloakroom

Fitted with WC & pedestal wash hand basin. Heated towel rail.

Open Plan Kitchen / Diner

17' 4" x 8' 3" (5.28m x 2.51m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and half bowl stainless steel sink & drainer unit, a built-in electric oven & a gas hob with stainless steel cooker hood over. There is also an integrated dishwasher, as well as space for a fridge/freezer. Space for dining table & chairs. Radiator. Two double-glazed windows to the side. Double-glazed window to the front.

Utility Room

5' 6" x 4' 8" (1.68m x 1.42m)

Fitted with wall & base units with work surfaces over. Space & plumbing for a washing machine. Radiator. Double-glazed door to the side.

Lounge

10' 7" x 17' 5" (3.23m x 5.31m)

Double-glazed window to the front. Radiator. Double-glazed patio doors to the side.

First Floor Landing

Stairs from entrance lobby. Radiator. Airing cupboard. Double-glazed window to the rear.

Bedroom One

10' 7" x 17' 5" (3.23m x 5.31m)

Double-glazed windows to the front & side. Two radiators.

En Suite

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

Bedroom Two

10' x 9' 5" (3.05m x 2.87m)

Double-glazed windows to the front & side. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps & shower over. Stainless steel heated towel rail. Double-glazed window to the rear.

Second Floor Landing

Double-glazed skylight window.

Bedroom Three

9' 6" x 12' 5" (2.90m x 3.78m)

Two double-glazed skylight windows. Two radiators.

Bedroom Four

10' 7" x 12' 5" (3.23m x 3.78m)

Two double-glazed skylight windows. Two radiators. Loft access.

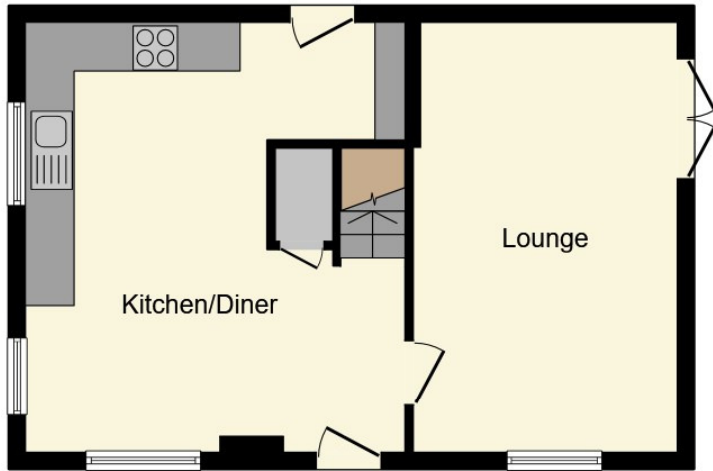
Outside

To the rear of the property, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & slate borders. To the end of the garden, you can directly access the property's garage, which benefits from 1 parking space in front.



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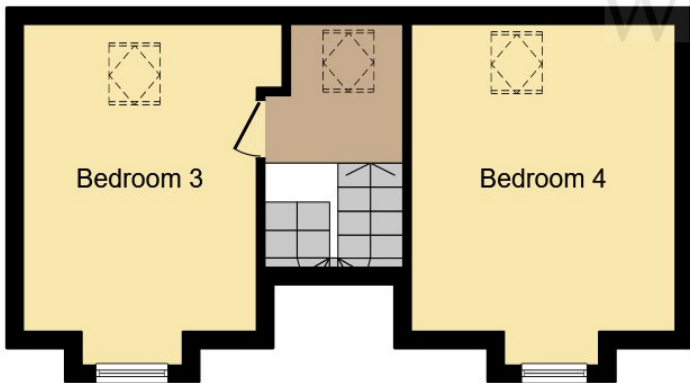




Ground Floor



First Floor



Second 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

welcome to

Rosemary Way, DOWNHAM MARKET

- 4 bedroom detached family home
- Sought-after location, walking distance to schools
- Open-plan kitchen/diner with contemporary finish
- Separate utility area + ground floor cloakroom
- En suite shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112235 - 0003

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