



**Downham Road, Salters Lode, Downham Market, PE38 0BA**

**welcome to**

**Downham Road, Salters Lode, Downham Market**

A beautiful 4-bed detached home in Salters Lode with stunning riverside views! Offering contemporary & spacious interiors with modern kitchen, lounge, conservatory, study & en suite, whilst outside benefits from direct access to the riverbank, large rear garden, double garage & plenty of parking.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Stairs leading to the first floor landing with under-stairs storage cupboard. Radiator. Double-glazed window to the front.

**Lounge**

12' 4" x 22' 6" ( 3.76m x 6.86m )

Double-glazed windows to the front & rear. Two radiators. Door leading to the conservatory. Bi-folding doors leading to the kitchen/diner.

**Conservatory**

9' x 11' 3" ( 2.74m x 3.43m )

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

**Kitchen/Diner**

20' x 10' 1" ( 6.10m x 3.07m )

This modern kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, a built-in double oven & an electric hob with stainless steel cooker hood over. There is also a integrated fridge/freezer & integrated dishwasher. Two radiators. Double-glazed window to the rear. Double-glazed sliding patio doors leading to the rear garden. Opening to:

**Utility Room**

5' 5" x 7' 2" ( 1.65m x 2.18m )

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

**Cloakroom**

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

**Study**

11' x 6' ( 3.35m x 1.83m )

Double-glazed window to the front. Radiator.

**First Floor Landing**

Stairs from the entrance hall. Airing cupboard. Loft access. Radiator.

**Bedroom One**

12' 2" x 12' 5" ( 3.71m x 3.78m )

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

**En Suite**

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

**Bedroom Two**

11' x 12' 1" ( 3.35m x 3.68m )

Double-glazed window to the front. Radiator. Television point.

**Bedroom Three**

11' x 10' 1" ( 3.35m x 3.07m )

Double-glazed window to the rear. Radiator.

**Bedroom Four**

12' 4" x 6' 5" plus built-in wardrobes ( 3.76m x 1.96m plus built-in wardrobes )

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

**Bathroom**

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

**Outside**

To the front of the property, a large gravelled driveway provides off-road parking for 5 cars & leads to the double garage with electric doors. A paved garden path leads to the entrance door, and then onto the well-maintained front garden which is mainly laid to lawn & enclosed by low hedges for added privacy. To the rear, the large garden has been beautifully kept by the current owners, and offers direct access to the picturesque river bank behind. The garden is predominantly laid to lawn, alongside a low-maintenance area laid to gravel & slate, and a generous patio area offering views over the river.

**Agent's Note**

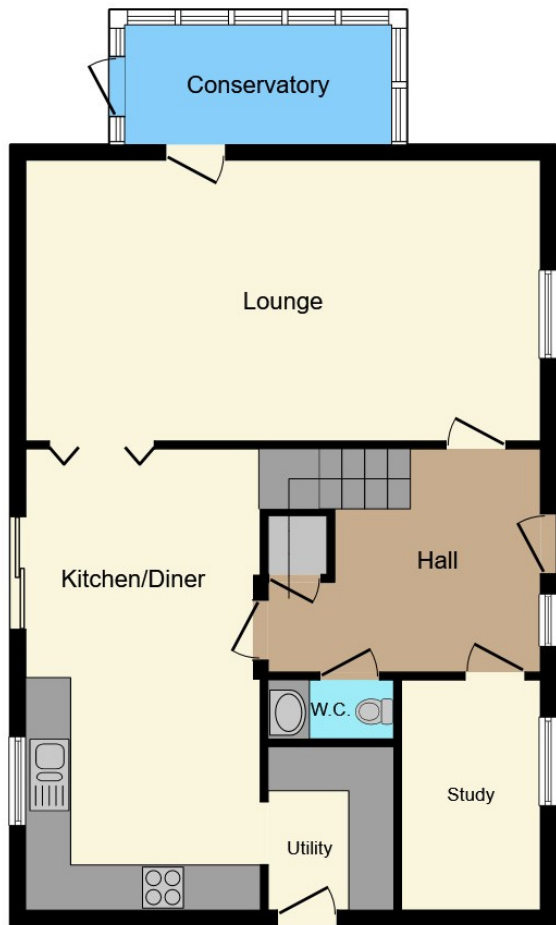
Waste from the property is served by a septic tank of private supply. Heating to the property is served by an Air Source Heat Pump - please contact the branch for more information if required.

We are aware that there is a Tree Protection Order in place. Please contact the branch for more details if required.

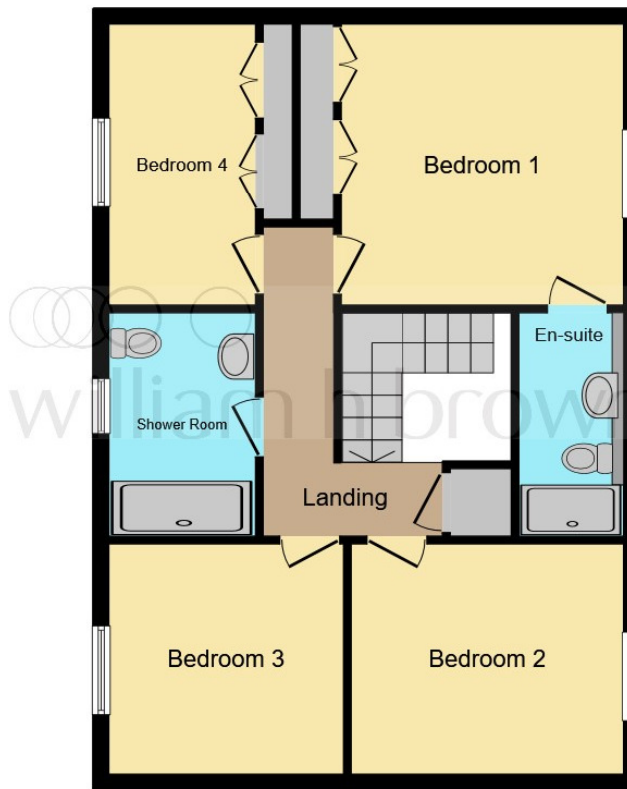


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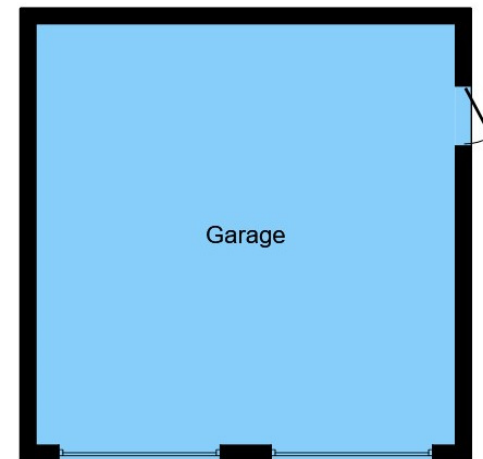




**Ground Floor**



**First Floor**



**Garage**

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)

welcome to

## Downham Road, Salters Lode, Downham Market

- Four bedroom detached house
- Waterside location with direct access to the river
- Modern kitchen/diner with integrated appliances
- Lounge, study, WC + utility room
- En suite + family bathroom

Tenure: Freehold EPC Rating: C

# £450,000



Please note the marker reflects the postcode not the actual property

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