



**Larkspur Close, Downham Market, PE38 9RJ**



**welcome to**

## **Larkspur Close, Downham Market**

Chain free! A spacious, three bedroom detached bungalow, positioned in a desirable area of Downham Market, just a short distance from the town centre & mainline train station. The property offers a generous yet low-maintenance plot with a manageable rear garden, driveway & garage.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator. Loft access.

**Lounge**

20' 9" x 10' 11" ( 6.32m x 3.33m )

Double-glazed bay windows to the front. Fireplace with gas fire. Television point. Two radiators. French doors leading to:

**Dining Room**

12' x 9' 2" ( 3.66m x 2.79m )

Double-glazed sliding patio doors to the rear leading to the rear garden. Radiator.

**Kitchen / Breakfast Room**

12' x 9' 6" ( 3.66m x 2.90m )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, an electric double oven & a gas hob with cooker hood over. There is also an integrated fridge & integrated dishwasher, as well as space & plumbing for a washing machine. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

**Bedroom One**

12' 8" x 10' 5" ( 3.86m x 3.17m )

Double-glazed window to the rear. Radiator. Fitted wardrobes & dressing table.

**En Suite**

Fitted with WC, wash hand basin & shower cubicle.

Double-glazed window to the rear.

**Bedroom Two**

9' 4" x 12' 6" max ( 2.84m x 3.81m max )

Double-glazed window to the front. Radiator. Fitted wardrobe.

**Bedroom Three**

7' x 9' 4" ( 2.13m x 2.84m )

Double-glazed window to the front. Radiator.

**Bathroom**

Fitted with WC, wash hand basin & bath with shower over. Radiator. 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. The front garden is laid to lawn, with a garden path leading to the entrance door. To the rear, the low-maintenance garden is fully enclosed by timber fencing, and offers a generous, raised patio area, alongside decorative slate areas, and a variety of plants, shrubs & hedges.



**Floor Plan**

**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)



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## **Larkspur Close, Downham Market**

- Three bedroom detached bungalow
- No onward chain!
- Lounge + dining room
- En suite shower room
- Low-maintenance gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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