



Retreat Estate, Downham Market, PE38 9QH

welcome to

Retreat Estate, Downham Market

Chain free! A deceptively spacious, 3 bedroom mid-terraced house, located within walking distance to Downham Market town centre & all the amenities it has to offer. Boasting generous living space throughout, including two reception rooms, utility room, comfortable bedrooms & enclosed garden.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

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

Entrance Hall

Stairs leading to the first floor landing. Radiator.

Lounge

12' x 12' 5" plus bay window + alcove (3.66m x 3.78m plus bay window + alcove)
Double-glazed bay window to the front. Radiator.
Feature fireplace.

Dining Room

10' 1" x 10' (3.07m x 3.05m)
Double-glazed French doors to the rear leading to the rear garden. Feature fireplace. Radiator.

Kitchen

10' x 9' 4" (3.05m x 2.84m)
This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a low-level electric oven & an electric hob with integrated cooker hood over. There is also an integrated fridge & integrated dishwasher. Radiator.
Double-glazed window to the rear.

Rear Hallway

Double-glazed doors to either side. Storage cupboard. Double-glazed window to the side.

Cloakroom

Fitted with WC. Double-glazed window to the side.

Utility Room

8' 5" x 9' 7" max (2.57m x 2.92m max)
Double-glazed door to the side. Three storage cupboards.

Shower Room

Fitted with wet room-style shower & wash hand basin. Double-glazed window to the side.

First Floor Landing

Stairs from the entrance hall. Loft access. Radiator.

Bedroom One

11' 8" x 12' (3.56m x 3.66m)
Double-glazed window to the front. Radiator.

Bedroom Two

11' 8" x 10' 1" (3.56m x 3.07m)
Double-glazed window to the rear. Radiator. Airing cupboard.

Bedroom Three

8' 5" x 7' 9" (2.57m x 2.36m)
Double-glazed window to the front. Radiator. Built-in cupboard.

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, the garden is mainly laid to lawn, alongside hedges to the sides for added privacy & a garden path leading to the entrance door. To the rear, the garden is fully enclosed by hedging & timber fencing, and is predominantly laid to lawn, with a number of plants & shrubs.



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



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Retreat Estate, Downham Market

- 3 bed mid-terraced house
- Lounge + dining room
- Utility room/wet room
- Generous rear garden
- Walking distance to town centre

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM110974 - 0004

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