

£1,700 pcm

Sycamore Place, Lady Drove, Barroway Drove
Downham Market PE38 0AG



To arrange a viewing call us now on 01354 694900

Deposit £1,961

Available beginning of May, this extensive four/five bedroom detached Executive home offers all the space and versatility required for modern day living. Having three reception rooms, kitchen with utility in support, four bedrooms and three bathrooms, one of which is en-suite.

Beautifully located with field views, this rental property is the pick of the bunch.

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Ground Floor



First Floor

£1,700 pcm

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GROUND FLOOR

Entrance Hall

Slate flooring. Two large built-in cupboards. Stairs to first floor landing.

Walk-In Boot Room

Boot room/coat cupboard. Inset shelving. Radiator. Window to the front.

Lounge - 17' 4" x 13' 8" (5.28m x 4.17m)

Window to the front. Fireplace with wood burning stove and tiled hearth. Solid Oak flooring. Radiator. Double doors to:



Dining Room - 17' 4" x 11' 8" (5.28m x 3.56m)

Window to the rear. Solid Oak flooring. Radiator. Patio doors to the rear, leading to the rear garden.

Kitchen/Breakfast Room - 20' 10" x 16' 4"

(6.35m x 4.98m) Fitted with wall and base units with wooden work surfaces over, 1½ stainless steel sink and drainer unit, and space for a range-style cooker with stainless steel extractor fan over and tiled splashback behind. Central island fitted with an integrated fridge. Walk-in shelved pantry with window to the side. Space for a dishwasher. Slate flooring. Two radiators. Tiled splashback. Window to rear and patio doors leading to the rear garden.



Utility Room

Solid wood work surfaces with inset stainless steel sink and drainer unit. Space for both a washing machine and a tumble drier. Slate flooring. Space for upright fridge and freezer. Radiator. Extractor fan. Door to the rear.



Boiler Room

Window to the side. Fitted with floor standing oil-fired boiler and hot water cylinder.

Study/Bedroom 5 - 10' 8" x 9' 2" (3.25m x 2.79m)

Window to the front. Solid Oak flooring. Radiator.

Bedroom 3 - 12' 4" x 11' 2" (3.76m x 3.40m)

Windows to the front and side. Radiator.



Bathroom

Fitted with WC, pedestal wash hand basin, bath with tiled surround, and shower cubicle. Heated towel rail. Slate flooring. Extractor fan. Window to the side.

FIRST FLOOR LANDING

Stairs from the entrance hall. Radiator. Storage cupboard. Skylight windows to the front.

Bedroom 1 - 17' 4" subject to sloping ceilings x 16' 4" Subject to sloping ceilings (5.28m subject to sloping ceilings x 4.98m subject to sloping ceilings) Windows to the front and rear. Two radiators. Walk-in wardrobe.

En-Suite

Fitted with WC, wash hand basin with vanity unit and LED heated mirror over, and corner shower cubicle. Heated towel rail and extractor fan. Tiled flooring. Skylight window.

Bedroom 2 - 17' 6" max. x 11' 10" narrowing to 9'10" (5.33m max. x 3.61m narrowing to 9'10")

Window to rear. Built-in cupboards to one wall. Radiator. Walk-in wardrobe.

Bedroom 4 - 12' 2" x 7' 10" max. (3.71m x 2.39m max.) Window to front. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin, shower cubicle, and freestanding roll top bath. Radiator and extractor fan. Loft access. Window to the rear.

OUTSIDE

To the front of the property, there is a large in and out gravelled driveway providing large amounts of off-road parking for multiple vehicles and leading to the detached double garage with electrically operated door. There are double vehicle gates to a gravelled hardstanding area beside the garage, suitable for parking a car, van or caravan. There is also a garden shed behind the garage. The garden is mainly laid to lawn, alongside a patio area with a substantial wooden pergola over.

Energy rating - C

Kings Lynn and West Norfolk Council Tax F

Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective tenants conduct their own due diligence before making any decisions.

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