



**Engine Road, Ten Mile Bank, Downham Market, PE38 0EN**

**welcome to**

**Engine Road, Ten Mile Bank, Downham Market**

Charming 3/4 bed semi-detached cottage in peaceful Ten Mile Bank, boasting stunning river views. Features open-plan living with a modern kitchen, Juliet balconies, & spacious lounge/dining area, 3 bedrooms plus study/4th bed option, good-sized garden & off-road parking for 2 cars.





**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the rear. Radiator.

**Bedroom One**

11' 3" x 10' 4" ( 3.43m x 3.15m )

Double-glazed window to the front. Radiator.

**Bedroom Two**

11' 3" x 7' 7" ( 3.43m x 2.31m )

Double-glazed window to the front. Radiator.

**Bedroom Three**

10' 8" x 4' 8" ( 3.25m x 1.42m )

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

**Study / Bedroom Four**

5' 6" x 7' 9" ( 1.68m x 2.36m )

Double-glazed window to the rear. Radiator. Built-in airing cupboard.

**Bathroom**

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

**First Floor Landing**

Stairs from the entrance hall.

**Open Plan Kitchen/Living Space****Kitchen/Dining Area**

18' 5" max x 8' 9" max ( 5.61m max x 2.67m max )

This modern fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & an electric hob with stainless steel cooker hood over. There is also space & plumbing for a washing machine. Radiator. Loft access. Two double-glazed windows to the rear.

**Living Area**

18' 5" x 11' 3" ( 5.61m x 3.43m )

Two pairs of double-glazed French doors to the front leading to one Juliet balcony & one full balcony, both overlooking the river. Two radiators.

**Outside**

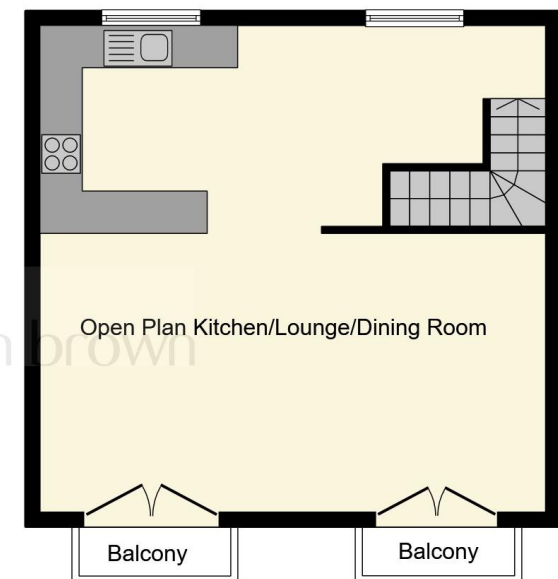
To the side of the property, a gravelled driveway provides off-road parking 2 cars. To the rear, the good-sized garden is enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & outside tap.

**Agent's Note**

Waste from the property is served by a septic tank of private supply & heating to the property is served by electric radiators. Please contact the branch for more details if required.



**Ground Floor**



**First 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](http://www.focalagent.com)



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## **Engine Road, Ten Mile Bank, Downham Market**

- 3/4 bedroom semi-detached cottage
- River views from Juliet balconies
- Study/fourth bedroom option
- Good-sized rear garden
- Chain free!

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

# £215,000



Please note the marker reflects the  
postcode not the actual property

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