



**Guilthcross Way, DOWNHAM MARKET, PE38 9RE**



**welcome to**

**Guiltcross Way, DOWNHAM MARKET**

A 3 bedroom semi-detached house, located in a popular area of Downham Market, just a short distance from the mainline train station & town centre. Offering a kitchen/diner, lounge, conservatory, good-sized bedroom & excellent outside space, this property is perfect for a wide range of buyers!



### Accommodation:

Double-glazed entrance door to:

### Lounge

Door to the front. Double-glazed window to the front. Radiator. Fireplace with gas fire.

### Kitchen/Diner

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in double oven & a gas hob. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the rear. Double-glazed door to the rear leading to the conservatory.

### Conservatory

Of brick & uPVC construction. Double-glazed windows to the side & rear. Double-glazed door to the side & double-glazed sliding patio doors to the rear leading to the rear garden.

### First Floor Landing

Stairs from the lounge. Radiator.

### Bedroom One

Double-glazed window to the rear. Radiator.

### Bedroom Two

Double-glazed window to the front. Radiator.

### Bedroom Three

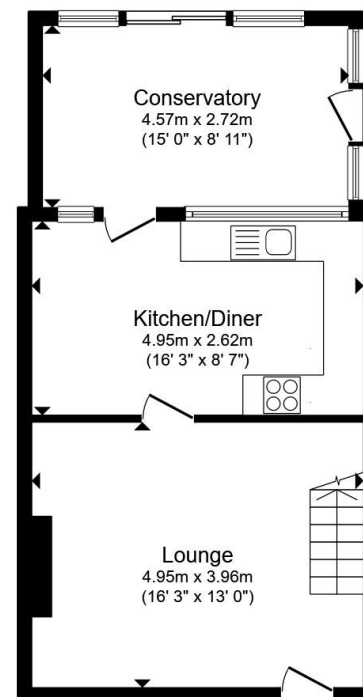
Double-glazed window to the front. Radiator.

### Bathroom

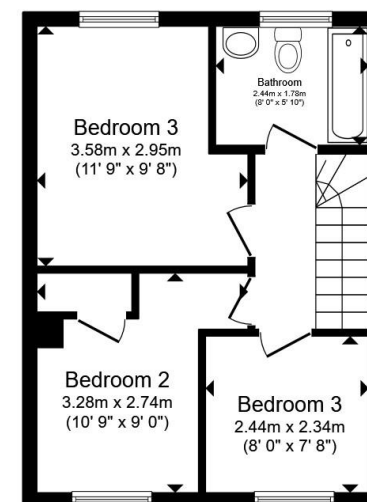
Fitted with WC, wash hand basin & bath with shower over. Double-glazed window to the rear.

### Outside

To the front of the property, a hardstanding driveway provides off-road parking for 2 cars. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area.



Ground Floor



First Floor

Total floor area 82.2 m<sup>2</sup> (885 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



welcome to

## Guiltcross Way, DOWNHAM MARKET

- 3 bedroom semi-detached house
- Close to town centre
- Great transport links
- Lounge + conservatory
- Off-road parking

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: C

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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