



**Victory Road, Downham Market, PE38 9RU**

**welcome to**

**Victory Road, Downham Market**

Positioned upon a corner plot in a sought-after area of Downham Market, this 2 bedroom detached bungalow is set just a short walk to the town centre. Offering a lounge/diner, modern kitchen, conservatory, garage & wraparound gardens, this home combines generous outdoor space with superb convenience.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Radiator. Loft access.

### Lounge/Diner

Double-glazed windows to the front & side. Two radiators. Feature fireplace.

### Kitchen

This modern kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in electric oven & an electric hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine & tumble dryer. Radiator. Two double-glazed windows to the rear. Door leading to:

### Conservatory

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

### Bedroom One

Double-glazed window to the front. Radiator.

### Bedroom Two

Double-glazed window to the rear. Radiator.

### Bathroom

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

### Outside

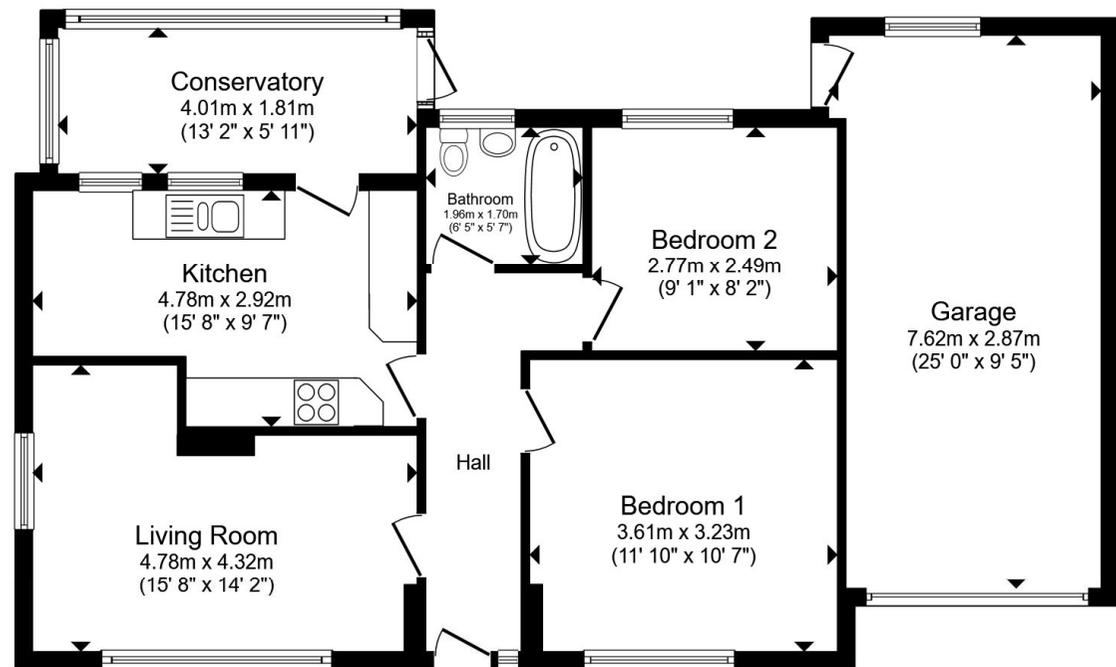
To the front of the property, a hardstanding driveway provides off-road parking & leads to the garage. The property occupies a large corner plot, with gardens wrapping around the side & rear of the property. The side garden is enclosed by low timber fencing & is laid to lawn, alongside raised borders & an array of various plants & shrubs. Further to this, the rear garden is partially laid to lawn, alongside a generous patio area.

### Garage

Connected to power & two strip lights.

### Agent's Note

Please note that wall insulation & vents were added to the property in 2024.



Ground Floor

Total floor area 92.4 m<sup>2</sup> (994 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)



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## Victory Road, Downham Market

- 2 bedroom detached bungalow
- Excellent town centre location
- Generous corner plot
- Off-road parking + garage
- Modern kitchen

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112796 - 0003

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