

Approximate total area(1)
1116 ft²
103.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

45 Tinkers Way, Downham Market, Norfolk, PE38 9TQ

£365,000

- Detached Bennetts Bungalow
- 3 Bedrooms, En-Suite & Bathroom
- Open Plan Kitchen/Dining Room
- Living Room with Bay Window
- Close to Town & Mainline Train Station
- 1,116 sq ft of space
- Cul-De-Sac Position
- Garage & Driveway
- Close to local amenities
- Gas Central Heating

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Nestled in the charming area of Tinkers Way, Downham Market, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,116 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining guests.

The bungalow boasts three well-proportioned bedrooms, providing ample space for family or guests. With two bathrooms, including an en-suite, the layout is designed to accommodate modern living with ease.

The property is set in a desirable location, close to local amenities and transport links, making it an excellent choice for those seeking a peaceful yet accessible lifestyle. This home is perfect for mature clients looking for a manageable property without compromising on space or comfort.

With its thoughtful design and practical layout, this bungalow presents a wonderful opportunity to enjoy a comfortable and fulfilling life in Downham Market.

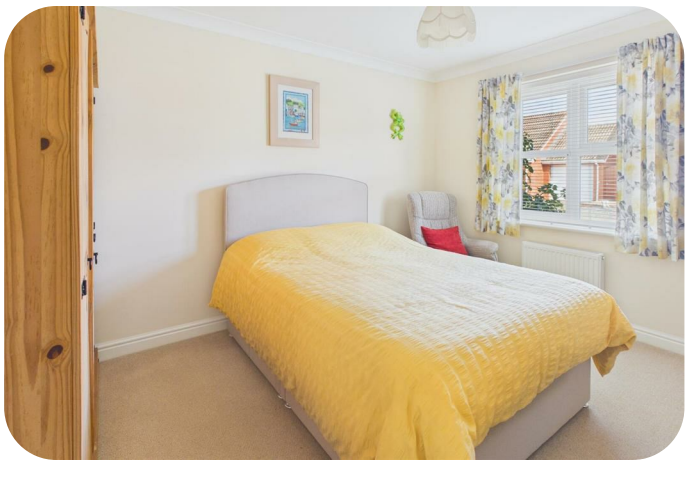














Living Room
20'6" x 10'9"

This welcoming living room offers a bright and spacious setting with a large window that fills the room with natural light. Comfortable seating arrangements can be easily accommodated, making this a perfect space for relaxing or entertaining.

Kitchen/Dining Room
18'7" x 11'10"

A generous kitchen and dining room combines practicality with comfort. It features light cabinetry and modern appliances, including an integrated washing machine and oven. The large windows along with French doors opening to the garden provide plenty of daylight and garden views. The dining area comfortably fits a table and chairs, making it ideal for family meals and socialising.

Hallway
11'10" x 5'3"

A bright and airy hallway has tiles. It is painted in a warm shade and offers space for a small bench or storage solutions, making it both functional and inviting as an entry point to the property.

Bedroom 1
12'3" x 10'4"

Bedroom 1 is a comfortable double bedroom featuring a large window that allows plenty of natural light. The neutral decor and carpet provide a calm and restful atmosphere. This room benefits from an en-suite shower room, adding convenience and privacy.

En-Suite
3'2" x 8'3"

The en-suite shower room is compact yet functional, fitted with a corner shower, a small wash basin, and a toilet. It offers privacy and comfort adjoining the main bedroom.

Bedroom 2
9'1" x 12'4"

Bedroom 2 is a well-sized double bedroom with ample natural light from a front-facing window. Its neutral tone and carpeted floor create a cosy and tranquil space suitable for various furnishing options.

Bedroom 3
7'7" x 8'7"

Bedroom 3 serves as a smaller bedroom or versatile room, featuring a window overlooking the garden area. It is carpeted and decorated in soft neutral tones, perfect for a study, nursery, or guest room.

Bathroom
6'11" x 8'2"

The main bathroom is fitted with a classic white suite including a bath with a shower, a vanity sink unit, and a toilet. Light-coloured tiles on the walls and floor contribute to the fresh and clean ambience. A window allows natural light to brighten the space.

Rear Garden

The rear garden offers a private and well-maintained outdoor space, featuring a paved patio area perfect for seating and a lawn bordered by mature hedging for privacy. The garden provides an ideal spot for outdoor relaxation and entertaining.

Front Exterior

The exterior of the property is characterised by a well-kept lawn and a traditional brick finish with a pitched tile roof. The bungalow style offers single-level living, with a garage attached to the side and double-glazed windows enhancing the façade.

Garage
9'4" x 18'4"

The garage is a practical addition, providing covered parking and extra storage space. It has an exterior door offering direct access from the rear garden, ensuring convenience for storing tools or outdoor equipment.