

Approximate total area(1)

1416 ft²

131.5 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 - D

63 Ryston Road, Denver, Downham Market, Norfolk, PE38 0DP

Offers In Excess Of £435,000

- Detached Bunglaow
- Study
- Popular Village Location
- Conservatory
- Shower Room & En-suite Bathroom
- Garden To Rear.
- Kitchen & Utility Room
- UPVC Double Glazing & 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.

Property Detail

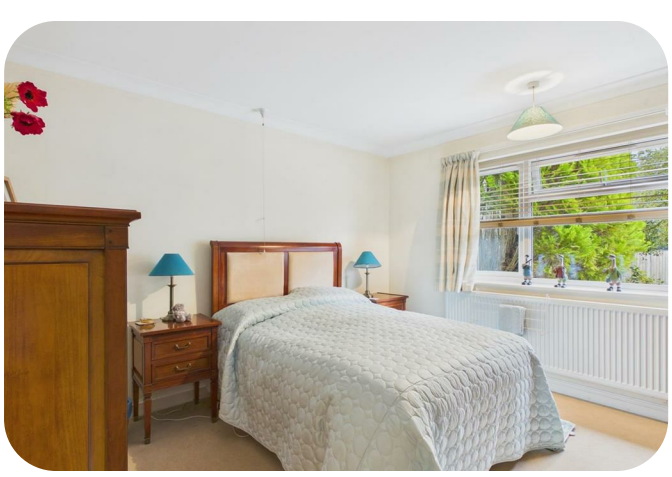
This spacious detached bungalow is located in the sought-after village of Denver, just a short drive from Downham Market. Enjoy a generous living/dining room, a well-proportioned kitchen featuring a Range Master oven, and a separate utility room. The master bedroom boasts an En-suite bathroom, plus an additional shower room ideal for guests or family. Two further bedrooms and a study provide flexible space, perfect for working from home. The conservatory overlooks the rear garden which benefits from a generous patio area plus an area laid to lawn. At the front, a gravel driveway provides parking for multiple vehicles. UPVC double glazing and gas central heating help improve energy efficiency.



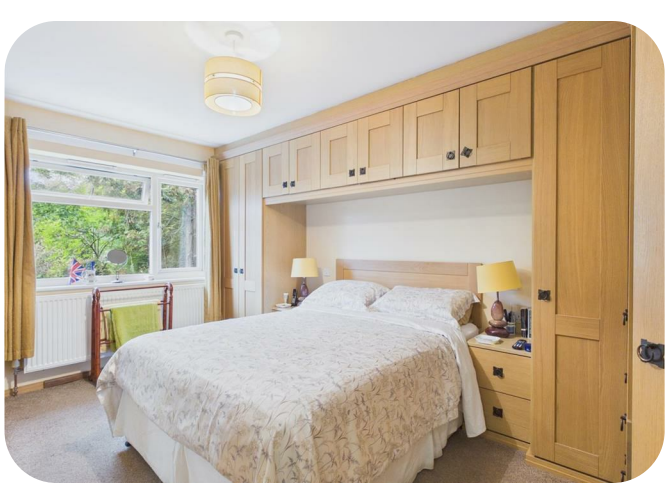












Part Glazed Door To:

Hallway
Radiator. Wood flooring.

Living Area
9' 3" x 16' 1" (2.82m x 4.90m) UPVC double glazed window to front. Wood flooring. Feature fireplace.

Dining Area
17' 4" x 11' 8" (5.28m x 3.56m) UPVC double glazed bay fronted window to front. Radiator.

Kitchen
14' 4" x 11' 8" (4.37m x 3.56m) UPVC double glazed window to rear. Door to rear. Velux roof window. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer. Six ring gas Range Master oven. Integrated dishwasher. Space for microwave. Space for fridge.

Utility Room
9' 8" x 7' 1" (2.95m x 2.16m) UPVC double glazed window to rear. Door to side. Fitted with wall and base units. Space for washing machine and tumble dryer. Space for fridge freezer. Tiled floor. Spot lights.

Study
8' 9" x 5' 4" (2.67m x 1.63m) Min. Radiator. Wood flooring.

Conservatory
11' 8" x 9' 10" (3.56m x 3.00m) UPVC double glazed and brick construction. Tiled floor Patio door to rear.

Bedroom 1
10' 5" x 14' 2" (3.17m x 4.32m) UPVC double glazed window to rear. Radiator. Fitted wardrobes.

En-Suite
8' 9" x 7' 4" (2.67m x 2.24m) UPVC double glazed window to rear. Wash hand basin within vanity unit. W.C. Panelled bath. Heated towel rail.

Bedroom 2
11' 4" x 11' 7" (3.45m x 3.53m) UPVC double glazed window to side. Radiator.

Bedroom 3
11' 4" x 11' 7" (3.45m x 3.53m) UPVC double glazed window to front. Radiator.

Shower Room
8' 9" x 2' 10" (2.67m x 0.86m) Min. Velux window. Shower cubicle. Wash hand basin within vanity unit. W.C. Heated towel rail. Tiled floor & walls. Loft access.

Outside
To the front of the property is a gravel driveway offering parking. The rear garden has a patio area and mature borders. Area laid to lawn.

Agents Note:
To the left of the property is a driveway leading to a building plot. This is not included in the sale of the property and formed part of the original garden.