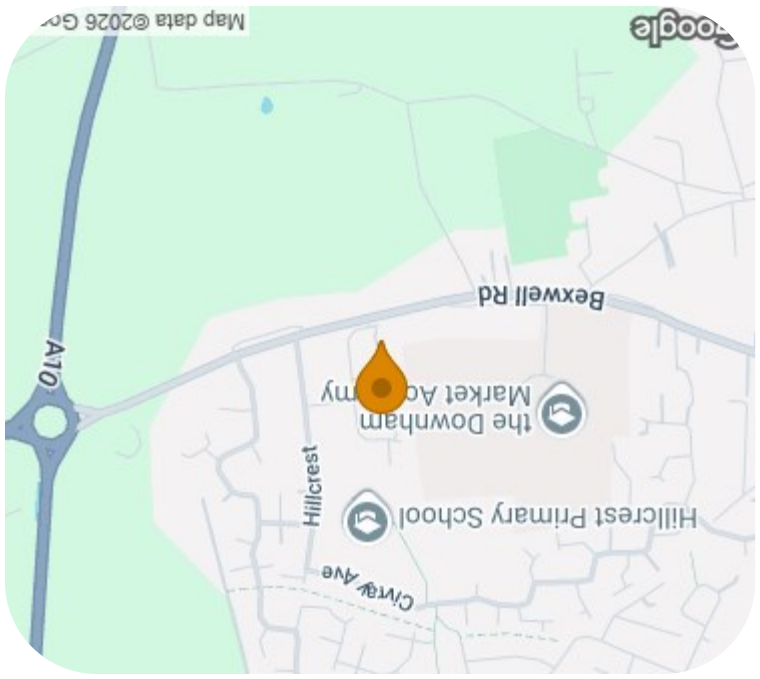




Council Tax Band - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



5 Sandringham Drive, Downham Market, PE38 9NF

£385,000

- Detached House
- 4 Bedrooms
- Large Driveway & Parking
- Close to Downham Market amenities
- Utility Room & Downstairs Cloakroom
- Family Bathroom & En-Suite
- Living/Dining Room With Dual Aspect Log Burning Stove.
- 1,227 sq ft of space
- Study/Downstairs Bedroom
- Enclosed Garden With Summer House

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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

Nestled in the charming area of Sandringham Drive, Downham Market, this delightful detached house offers a perfect blend of comfort and space for modern family living. With a generous size of 1,227 square feet, the property boasts a generous Living/Dining room with a dual aspect log burning stove, ideal for both relaxation and entertaining guests.

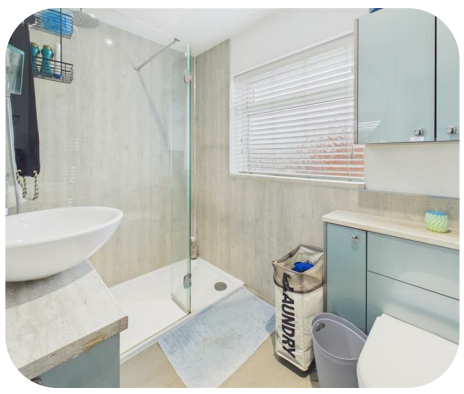
The home features four well-proportioned bedrooms, providing ample space for family members or guests. There is a well appointed family bathroom and an En-suite to the master bedroom for added convenience during busy mornings and offers a touch of luxury for unwinding after a long day. The garage has been changed to provide a useful utility room and a flexible study/bedroom on the ground floor.
The rear garden has multiple areas to enjoy the outdoors with a covered patio area, plus an area laid to lawn with a resin pathway leading to a generous summer house.

This property is perfect for those seeking a peaceful residential setting while still being close to local amenities and transport links. The spacious layout and versatile rooms make it an excellent choice for families or anyone looking for a comfortable home in a friendly community.

With its appealing features and prime location, this house on Sandringham Drive is a wonderful opportunity not to be missed.



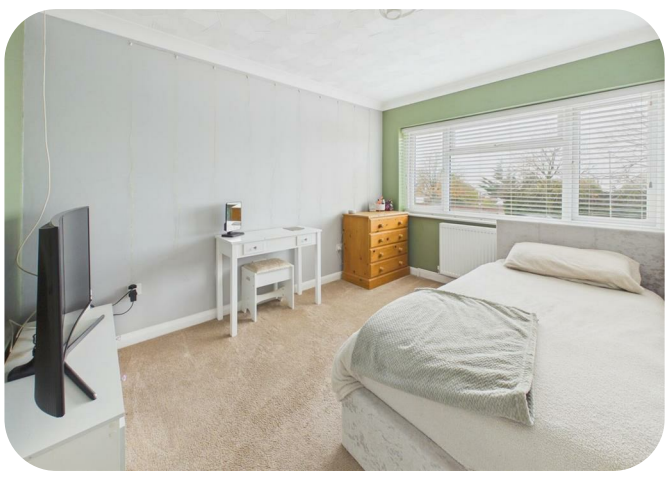












Hallway
13'3" x 3'11"
Staircase to first floor. Radiator. Door to cloakroom & living room.

Cloakroom
5'1" x 2'10"
UPVC double glazed window to side. W.C. Wash hand basin.

Living/Dining Room
29'3" x 16'0"
Spacious living room opening onto a dining area. Dual aspect log burning stove serves both the living and dining room. Radiator. Dining area has double doors to the rear garden. Serving hatch to kitchen.

Utility Room
4'4" x 7'8"
Space for washing machine and tumble dryer. Worktop.

Study/Bedroom
12'9" x 8'7"
Double glazed window to front. Radiator. Door to front.

Kitchen
16'8" x 8'2"
Double glazed window to rear. Door to rear garden. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer and mixer tap. Space for fridge and freezer. Space for dishwasher and washing machine. Breakfast bar seating area. Spot lights. Tiled floor.

Landing
Radiator. Loft access. Room thermostat.

Bedroom 1
13'8" x 8'4"
Double glazed window to front. Radiator. Built-in wardrobe.

En-suite
Double glazed window to rear. Walk in shower cubicle with electric shower. W.C. within unit. Wash hand basin within vanity unit. Spot lights. Extractor fan.

Bedroom 2
8'9" x 11'8"
Double glazed window to rear. Radiator. Double fitted wardrobe.

Bedroom 3
11'4" x 8'6"
Large double glazed window to front. Radiator

Bedroom 4
8'4" x 7'1"
Double glazed window to front. Radiator.

Bathroom
8'6" x 5'4"
Double glazed window to rear. Bath with mixer taps and electric shower. W.C. Heated towel rail. Wash hand basin within vanity unit. Double doors to airing cupboard with immersion tank. Spot lights. Extractor fan.

Rear Garden
8'10" x 15'3"
The rear garden offers a peaceful outdoor space with a mix of patio areas and an area laid lawn, bordered by low fencing and mature shrubs. A covered patio area provides shelter and room for outdoor seating. At the far end, a summer house adds useful garden space or storage.

Summer House
8'10" x 15'3"
A spacious summer house with windows on both sides of the double doors, providing a flexible space for garden activities, storage, or a quiet retreat.

Front Garden
Large driveway and parking.