



**Bulrush Avenue, DOWNHAM MARKET, PE38 9HE**

**welcome to**

**Bulrush Avenue, DOWNHAM MARKET**

Fantastic family home! This modern 3 bedroom link-detached house is perfectly positioned within walking distance of Downham Market's train station, town centre & schools. Boasting sociable living space, en suite, garage & enclosed garden, this home is ideal for growing families!



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Double-glazed window to the side. Radiator. Door to the front. Stairs leading to the first floor landing.

### Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the front.

### Lounge

Double-glazed windows to the front & side. Two radiators. Opening to:

### Dining Room

Radiator. Double-glazed French doors to the rear leading to the rear garden.

### Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level electric oven & a gas hob with stainless steel cooker hood over. There is also an integrated fridge/freezer & integrated dishwasher, as well as space & plumbing for a washing machine. Radiator. Double-glazed window to the rear.

### First Floor Landing

Stairs from the entrance hall. Loft access. Airing cupboard.

### Bedroom One

Double-glazed window to the rear. Radiator.

### En Suite

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Double-glazed window to the side.

### Bedroom Two

Double-glazed window to the front. Radiator.

### Bedroom Three

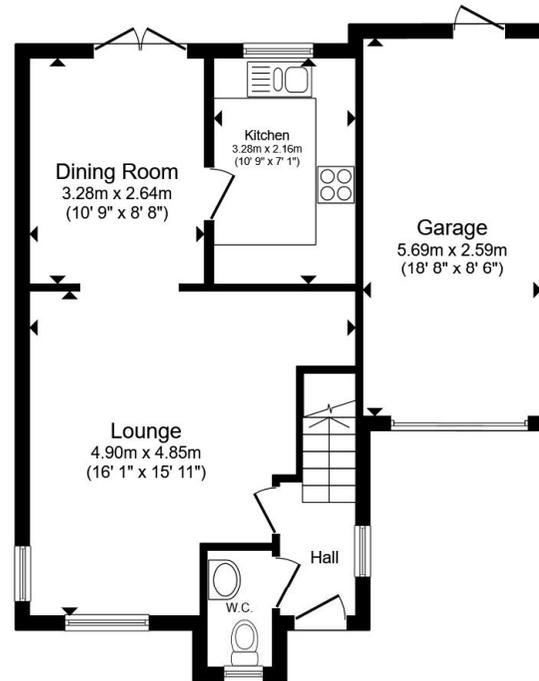
Double-glazed window to the front. Radiator.

### Bathroom

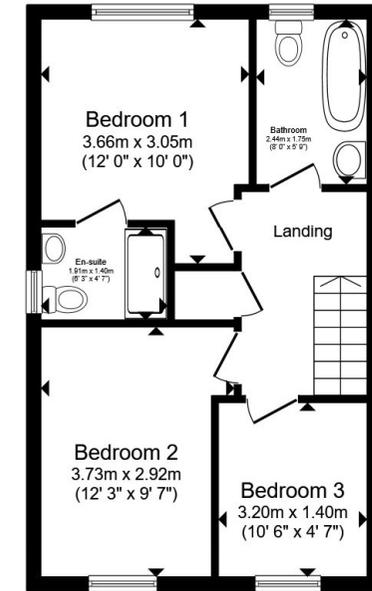
Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the rear.

### Outside

To the front of the property, a tarmac driveway provides off-road parking & leads to the single garage. 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 98.1 m<sup>2</sup> (1,056 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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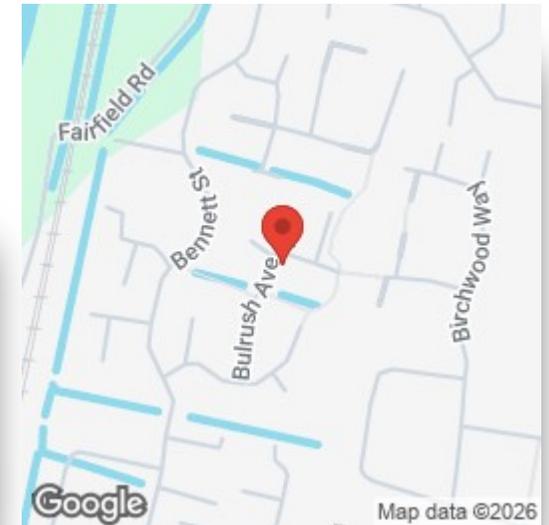
welcome to

## Bulrush Avenue, DOWNHAM MARKET

- 3 bedroom detached house
- Lounge + dining room
- En suite shower room
- Garage + driveway parking
- Rear garden

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

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112389 - 0003

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