Windrush Church Road, Ten Mile Bank, Downham Market, PE38 0EJ

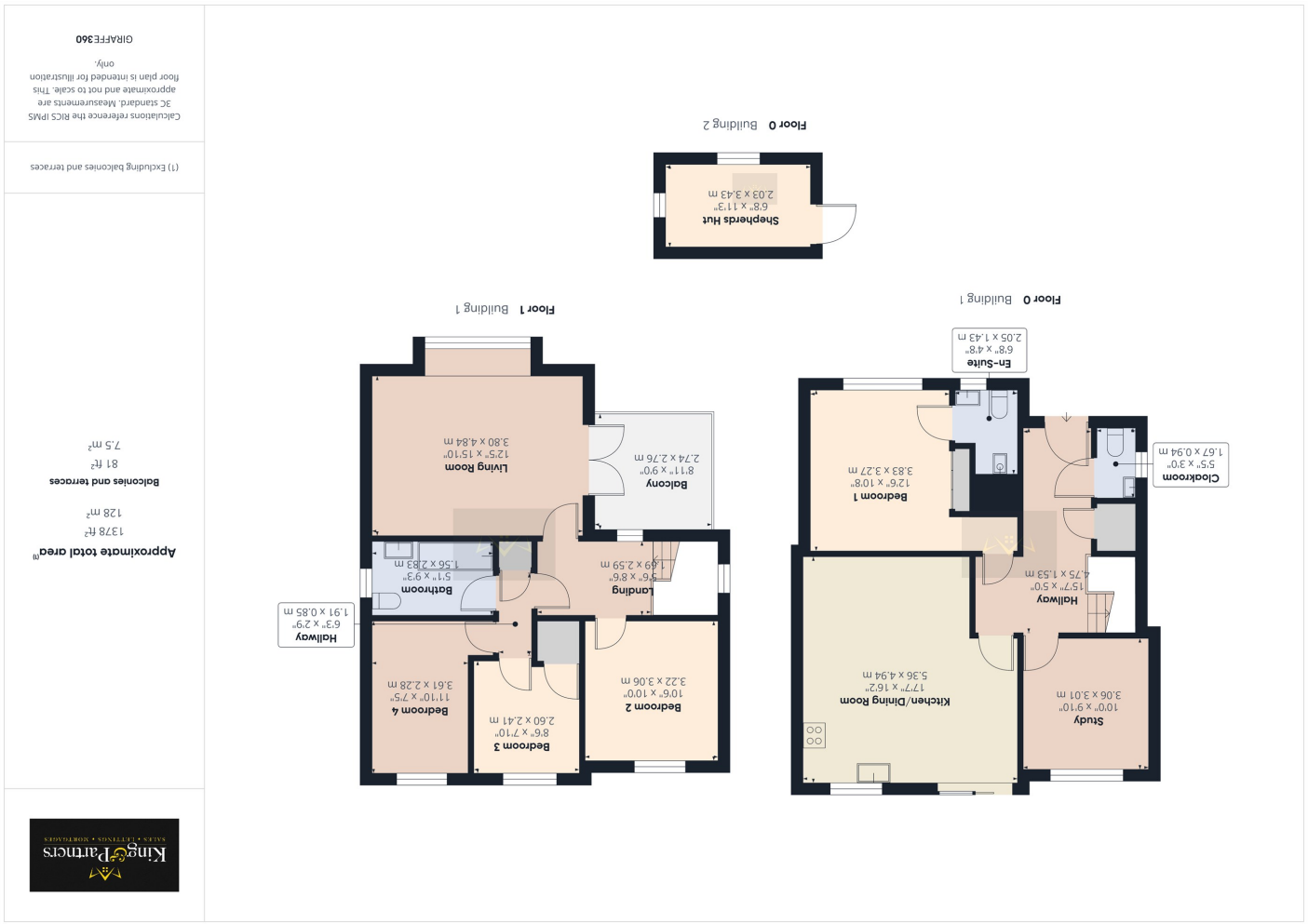
£450,000



- Detached House
- 4 Bedrooms
- Family Bathroom & En-suite
- Detached Garage Plus Parking.
- Generous Garden With Shepherds Hut
- Living Room With Balcony & River Views
- Kitchen/Dining Room
- Study
- Downstairs Cloakroom
- Situated In Ten Mile Bank

01366 385588 | www.kingpartners.co.uk | info@kingpartners.co.uk

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Approximate total area(1)
1378 ft²
128 m²

Balconies and terraces
81 ft²
7.5 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	

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 lovely 4 bedroom detached house, situated in Ten Mile Bank has been cleverly designed with an upstairs living room and balcony to enjoy the river views. There is a modern kitchen/dining room which is based on the ground floor along with a useful cloakroom. The master bedroom also positioned on the ground floor, has both fitted wardrobes and an En-suite. The addition of a study which has been fitted with shelving and a built in desk offers the perfect opportunity for anyone wishing to work from home. On the upper floor there are 3 bedrooms all overlooking the garden and a family bathroom. Outside the rear garden has both a patio area for entertaining and an area laid to lawn. A real focal point is the shepherds hut which has both power and light and is fitted with a clever bed with storage. The front driveway leads to the detached garage offering parking. There are beautiful views to enjoy to the front and rear and this property really should be viewed to fully appreciate the flexibility of space and tranquil location.















Hallway
15'7" x 5'0"
Tiled floor. Staircase to first floor. Radiator spot lights.

Kitchen/Dining Room
17'7" x 16'2"
UPVC double glazed sliding doors to rear garden. UPVC double glazed window to rear. Fitted with a range of wall and base units with wooden worktops over incorporating a sink and drainer with mixer tap. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Tiled floor. Spotlights.

Bedroom 1 (Ground Floor)
12'6" x 10'8"
UPVC double glazed window to front. Fitted wardrobes. Radiator. Laminate floor. Door to En-suite.

En-Suite
6'8" x 4'8"
UPVC double glazed window to front. Wash hand basin and W.C. within vanity unit. Walk-in shower. Heated towel rail. Spot lights.

Study
10'0" x 9'10"
UPVC double glazed window to rear. Fitted bookcase & desk with drawers. Radiator. Spotlights.

Cloakroom
5'5" x 3'0"
UPVC double glazed window to side. Wash hand basin. W.C. Tiled floor. Radiator.

Landing
5'6" x 8'6"
UPVC double glazed window to front. Radiator. Spot lights. Loft hatch.

Living Room (First Floor)
12'5" x 15'10"
UPVC double glazed bay fronted window to front. Radiator. Spot lights. UPVC double glazed doors to balcony.

Balcony
8'11" x 9'0"
Field views to the front. Tiled floor with seating area.

Bedroom 2
10'6" x 10'0"
UPVC double glazed window to rear. Radiator.

Bedroom 3
8'6" x 7'10"
UPVC double glazed window to rear. Radiator.

Bedroom 4
11'10" x 7'5"
UPVC double glazed window to rear. Radiator.

Bathroom
5'1" x 9'3"
UPVC double glazed window to side. Bath. W.C. Wash hand basin. Radiator. Tiled floor & walls. Spot lights.

Shepherds Hut
6'8" x 11'3"
Power & light. Built in bed with storage.

Rear Garden
Field views. Patio. Shepherds hut. Lawn.

Front Exterior
River views to front. Gravel driveway leading to garage. Shared driveway to access property.

Garage