

Council Tax Band - A

Energy Efficiency Rating

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



18 Crow Hall Estate, Downham Market, Norfolk, PE38 0DG

£395,000

- 4 Bedrooms - Master En -suite
- UPVC Double Glazed Windows & Gas Central Heating
- Detached Bungalow
- Spacious Kitchen/Dining Room
- Living Room
- Family Bathroom & Cloakroom
- Block Paved Driveway
- Enclosed Garden With Patio Area

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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 four bedroom bungalow is situated on Crow Hall Estate in Downham Market. The property has a lovely kitchen/dining room with a log burning stove plus an additional bright and airy living room perfect for entertaining or plenty of space for a growing family.















En-suite
3' 2" x 6' 5" (0.97m x 1.96m) Shower cubicle. Wash hand basin & W.C.

Rear Garden
Mainly laid to lawn. Covered patio area. Three large sheds. Scope for additional parking if required

Cloakroom
5' 11" x 2' 10" (1.80m x 0.86m) W.C. Wash hand basin. Heated towel rail. Spotlights.

Hallway
13' 8" x 2' 10" (4.17m x 0.86m) Radiator

Bedroom 2
9' 10" x 11' 2" (3.00m x 3.40m) UPVC double glazed window . Radiator.

Entrance Porch
3' 6" x 13' 8" (1.07m x 4.17m) Two UPVC windows to side and one to front.

Part Glazed Door To

Bedroom 1
13' 0" x 9' 8" (3.96m x 2.95m) UPVC double glazed window to front. Radiator. Door to En-suite.

Living Room
20' 3" x 11' 3" (6.17m x 3.43m) Three UPVC double glazed windows. Two radiators. Laminate floor.

Bathroom
7' 11" x 6' 3" (2.41m x 1.91m) UPVC double glazed window. Free-standing bath. Shower riser rail and electric shower within wet area. Wash hand basin & W.C. within vanity unit. Heated towel rail.

Kitchen/Dining Room
9' 2" x 26' 9" (2.79m x 8.15m) Four UPVC double glazed windows to rear and side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for range style cooker. Space for fridge freezer. Space for washing machine. Radiator.Dining area: Log Burning stove within brick surround. Door to rear garden.

Bedroom 3
9' 8" x 11' 0" (2.95m x 3.35m) Two UPVC double glazed windows. Radiator.

Bedroom 4
9' 7" x 9' 6" (2.92m x 2.90m) UPVC double glazed window. Radiator. Laminate floor. Storage cupboard.

Rear Hall
8' 2" x 2' 7" (2.49m x 0.79m)

This lovely detached bungalow offers plenty of space and flexibility for modern living. The living room boast 3 windows so is bright and inviting to both guests and family. Leading through from the living room is a generous 26' kitchen/dining room with the added benefit of a log burning stove to add a cosy feel during cooler weather. The master bedroom has an en-suite whilst 3 further bedrooms are served by the family bathroom which has a free-standing bath plus an easy access wet area for showering. The rear garden has a covered patio area perfect for enjoying the outside area and overlooks the lawn for anyone who enjoys gardening. The garden also has three sheds perfect for storing essential items and scope for additional parking area if required. To the front of the bungalow is a block paved driveway offering parking. UPVC double glazing and gas central heating further enhance the energy efficiency of this bungalow.