



**The Drove, Barroway Drove, Downham Market, PE38 0AL**



**welcome to**

**The Drove, Barroway Drove, Downham Market**

A charming, detached character property, set on a 1/4 acre plot (stms) in the peaceful village of Barroway Drove. Offering spacious living, period features, large garden, ample parking & a double workshop/garage, all just a short drive from Downham Market!



### **Accommodation:**

Single-glazed entrance door to:

### **Entrance Hall**

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard.

### **Lounge**

Single-glazed sliding sash window with secondary glazing to the front. Fireplace with wood burning stove. Radiator. Opening to:

### **Family Room**

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

### **Dining Room**

Single-glazed sliding sash window to the front. Radiator. Fireplace.

### **Kitchen**

This fitted kitchen includes both wall & base units with work surfaces over, a butler sink, low-level electric oven & an electric hob with integrated cooker hood over. There is also a fireplace with an Aga, as well as a central kitchen island. Single-glazed sliding sash window to the rear.

### **Breakfast Room**

Two double-glazed skylight windows. Radiator. Double-glazed door to the rear.

### **Utility Area**

Fitted shelving. Space & plumbing for a washing machine.

### **Shower Room**

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Single-glazed sliding sash window to the rear.

### **First Floor Landing**

Loft access. Single-glazed sliding sash window to the front.

### **Bedroom One**

Single-glazed sliding sash window to the front. Radiator. Feature fireplace.

### **Bedroom Three**

Single-glazed sliding sash window to the front. Radiator. Feature fireplace.

### **Bedroom Two**

Single-glazed sliding sash window with secondary glazing to the rear. Radiator. Airing cupboard.

### **Bathroom**

Fitted with WC, wash hand basin & bath. Heated towel rail. Single-glazed window with secondary glazing to the rear.

### **Outside**

To the front of the property, a generous gravelled driveway provides off-road parking for multiple vehicles. The large rear garden is enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & various plants & shrubs. Here, you will also find a large double workshop/garage.

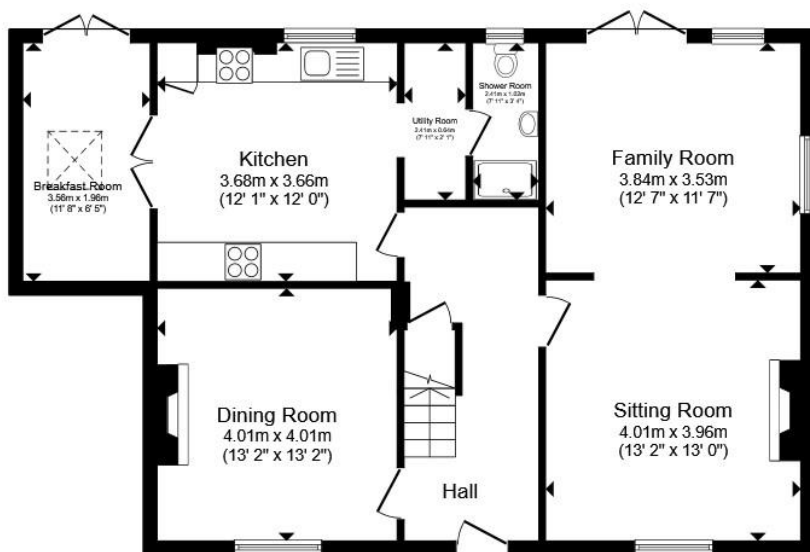
### **Agent's Note**

Heating to the property is served by oil central heating & drainage from the property is served by a septic tank of private supply. Please contact the branch for further information if required.

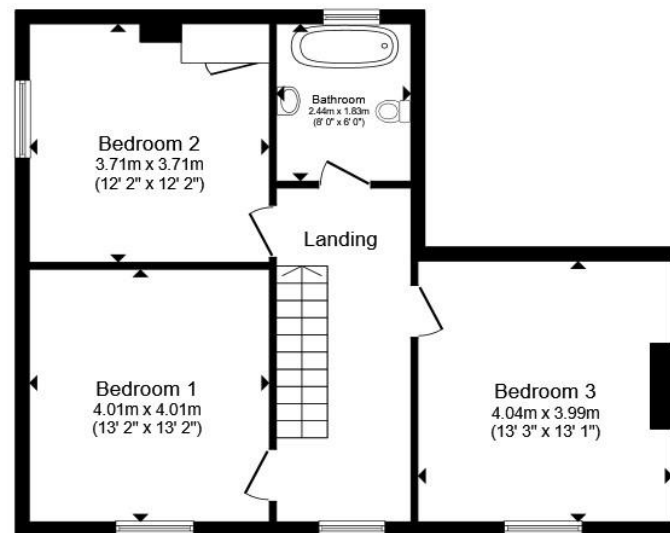


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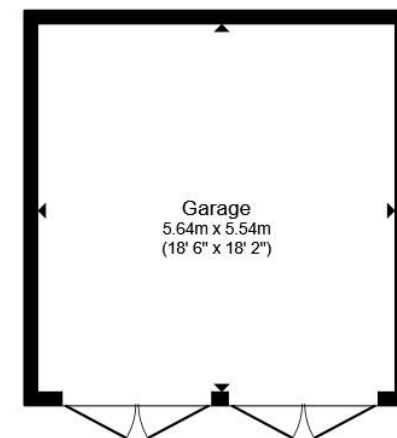




**Ground Floor**



**First Floor**



**Garage**

Total floor area 174.3 m<sup>2</sup> (1,877 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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## **The Drove, Barroway Drove, Downham Market**

- 3 bedroom detached character property
- 1/4 acre plot (stms)
- Large workshop
- Multiple reception rooms
- Potential multi-generational living

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112776 - 0003

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