



**Buttercup Drive, Downham Market, PE38 9GJ**

**welcome to**

**Buttercup Drive, Downham Market**

Chain free! A modern 4 bed detached house positioned within a popular area of Downham Market, close to the mainline station & town centre - ideal for commuters! The property boasts an open plan kitchen/diner, lounge, utility room & en suite, plus off-road parking, car port & enclosed garden.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator.

**Cloakroom**

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

**Open Plan Kitchen/Diner****Kitchen Area**

8' 5" x 8' 1" ( 2.57m x 2.46m )

This modern, fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in electric oven & a gas hob with integrated cooker hood over. There is also a built-in microwave, as well as an integrated fridge/freezer & integrated dishwasher. Double-glazed window to the front.

**Dining Area**

13' 5" x 13' 3" ( 4.09m x 4.04m )

Radiator. Stairs leading to the first floor landing.

**Utility Room**

6' 3" x 5' ( 1.91m x 1.52m )

Fitted with base units with work surfaces over. Space & plumbing for a washing machine. Built-in storage cupboard. Radiator.

**Lounge**

16' 5" x 11' 3" ( 5.00m x 3.43m )

Double-glazed bi-folding doors to the rear leading to the rear garden. Radiator.

**First Floor Landing**

Stairs from the dining area. Radiator. Airing cupboard & storage cupboard. Loft access. Double-glazed window to the rear.

**Bedroom One**

10' x 10' 4" plus wardrobes ( 3.05m x 3.15m plus wardrobes )

Double-glazed window to the front. Radiator. Built-in wardrobes.

**En Suite**

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Heated towel rail.

**Bedroom Two**

12' 7" max x 9' ( 3.84m max x 2.74m )

Double-glazed window to the front. Radiator.

**Bedroom Three**

12' 6" x 8' 6" ( 3.81m x 2.59m )

Double-glazed window to the rear. Radiator.

**Bedroom Four**

12' 7" x 6' 4" ( 3.84m x 1.93m )

Double-glazed window to the rear. Radiator.

**Bathroom**

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the front.

**Outside**

To the front of the property, a tarmac driveway provides off-road parking and leads to the car port with up & over door. To the rear, the good-sized garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & garden tap.

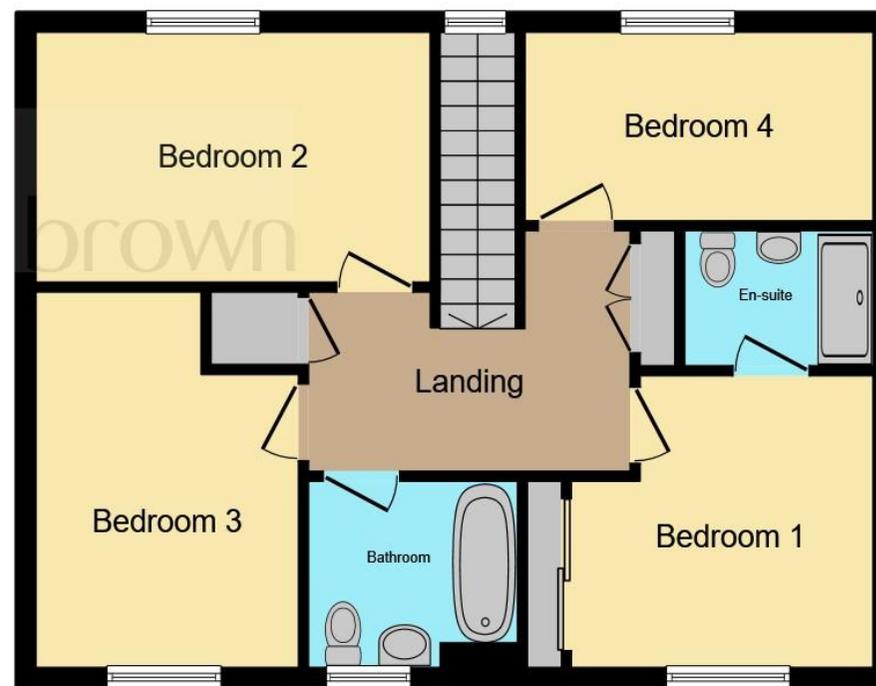


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**Ground Floor**



**First Floor**

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## Buttercup Drive, Downham Market

- 4 bedroom detached house
- Open plan kitchen/dining space
- Lounge with bi-fold doors
- Utility room + WC
- En suite shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



**01366 387638**



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**williamhbrown.co.uk**