



32 Sandringham Drive
 Downham Market, PE38 9NF

£339,950



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This beautifully renovated and extended 3/4 bedroom detached home is nestled in a peaceful cul-de-sac, offering both comfort and convenience. With spacious interiors, the property features a front-facing kitchen that seamlessly opens into a utility area, ideal for modern living. The rear lounge offers access to the garden room, perfect for relaxation. A versatile new bedroom or study with an ensuite has been thoughtfully converted from the garage, adding valuable living space. Upstairs, the first-floor landing leads to three generously sized bedrooms and a well-appointed bathroom. Outside, the property boasts a driveway for a number of cars and a fully enclosed rear garden, primarily laid to lawn, providing a safe and private outdoor space. Located within walking distance to local schools, a range of town centre amenities, and the train station with direct connections to London King's Cross, this home is ideally situated for both families and commuters.



UPVC Front door to

Kitchen

12' 2" x 9' 9" (3.71m x 2.97m) Kitchen is fitted with a mixture of wall and base units with a tile splash back on parts. Island area with space for bar stools. Stainless steel sink & half with rinser and mixer tap. Double glazed window to the front & to the rear. Tall Radiator. Double oven. Induction hob with extractor over. Dishwasher space. Walk through into the utility area.

Utility Area

9' 9" x 7' 9" (2.97m x 2.36m) Fitted wall and base units. Fridge/freezer space. Washing machine & dryer space. Radiator.

Bedroom Four/ Study

15' 5" x 8' 2" (4.70m x 2.49m) Radiator. Double glazed window to the front. Door to ensuite.

Ground Floor En-suite

6' 7" x 4' 9" (2.01m x 1.45m) Tiled walls. Radiator. Wash hand basin in vanity unit. Low level WC. Electric mirror with light. Walk in shower cubicle with rain fall shower and rinser head. Inset shelf area within the shower.

Living Room

18' 6" x 12' 11" (5.64m x 3.94m) Two tall radiators. Double glazed window to the rear. Double sliding doors to the sun room. Panelled feature wall with inset electric fire place & inset tv area. Stairs to first floor.

Sun Room

17' 5" x 7' 10" (5.31m x 2.39m) Double glazed windows to the rear and sides of the room. Double patio doors to the enclosed garden.

Landing

9' 6" x 2' 10" (2.90m x 0.86m) Landing area with doors to all rooms. Loft hatch. Storage area.

Bedroom One

11' 11" x 8' 10" (3.63m x 2.69m) Double glazed window to the rear. Radiator. Fitted wardrobe.

Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m) Double glazed window to the front. Radiator. Built in wardrobe.

Bedroom Three

9' 2" x 6' 5" (2.79m x 1.96m) Double glazed window to the rear. Radiator.

Bathroom

8' 0" x 6' 4" (2.44m x 1.93m) Tiled walls. Double glazed window to the front. Panelled bath with shower over with glass screen. Low level WC. Wash hand basin in vanity unit. Radiator.

Front Garden

Shingled for ample driveway parking.

Rear Garden

The garden is mostly laid to lawn. Surrounded by fencing and offers patio area & a decent sized shed.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

