



23 Grimshoe Road
Downham Market, PE38 9RA

£319,995



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This well presented detached 3 bedroom bungalow is in a good location to enjoy the services and facilities of Downham Market. The property has a lovely bright living room with a feature fireplace, oak style flooring and windows to the front and rear. There is a modern kitchen/dining room with a utility/rear porch leading from it. There are 3 bedrooms plus a modern shower room. In addition there is a Nuaire air-circulation system to the hallway and access to a fully boarded loft via the loft hatch. The current owners benefit from an income from the solar panels, in addition there is UPVC double glazing and gas fired central heating. Outside to the rear is an enclosed garden with mature planting, patio, a fish pond and a storage shed. To the front is a driveway offering parking and leading to the garage which has an up & over door plus power and light.



UPVC Part Glazed Door To:

Entrance Hall

Radiator with decorative cover. Oak style flooring. Door to airing cupboard with gas boiler and shelving. Nuaire air circulation unit. Loft hatch leading to a fully boarded loft space.

Living Room

11' 1" x 20' 0" (3.38m x 6.10m) UPVC double glazed window to front and rear. Radiator. Feature fireplace with gas cast iron fire. Oak style flooring. Television and telephone points.

Kitchen/Dining Room

11' 4" x 11' 10" (3.45m x 3.61m) Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric oven and hob with extractor fan. Tiled floor. Radiator with decorative cover. Door to utility/rear porch.

Utility Room

5' 10" x 5' 1" (1.78m x 1.55m) UPVC and brick construction. Plumbing for washing machine and tumble dryer. Tiled floor. Door to rear garden.

Bedroom One

10' 11" x 10' 3" (3.33m x 3.12m) UPVC double glazed window to front. Radiator.

Bedroom Two.

12' 5" x 7' 10" (3.78m x 2.39m) UPVC double glazed window to rear. Radiator.

Bedroom Three

6' 10" x 10' 1" (2.08m x 3.07m) UPVC double glazed window to front. Radiator.

Shower Room

7' 6" x 7' 5" (2.29m x 2.26m) UPVC double glazed window to side. Double width shower cubicle with shower mixer tap. Wash hand basin and W.C. within vanity unit. Extractor fan. Tiled floors and walls. Heated towel rail.

Outside

To the rear is a mature enclosed garden with a patio area and shrubs. Area laid to lawn. Raised fish pond. Patio area and storage shed. Pedestrian door to garage.

To the front is a driveway offering parking leading to the garage. Post and chain fence. Mature shrubs and trees within gravelled borders.

Garage

Up and over garage door. Power and light. Pedestrian door to rear garden. Window to rear.

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