



NEWSON & BUCK  
ESTATE AGENTS



## 25 Crow Hall Estate, Downham Market, Norfolk PE38 0DG      £445,000

A stunning three bedroom newly built bungalow situated down a private road in the popular Town of Downham Market. The accommodation offers spacious hallway, open plan kitchen dining living room with bifold doors to rear, utility room, family bathroom and three bedrooms with the master benefitting from an ensuite. The property further benefits from air source heating, Quartz work surfaces and garage with driveway. Downham Market offers a full range of facilities including a main line rail link into Cambridge and London King's Cross.

**Entrance Hall**

Entrance door and window to front, door to cupboard and engineered wood flooring.

**Open Plan Kitchen, Dining & Living Room**

26' 5" x 20' 9" (8.05m x 6.32m) Double glazed windows to both sides, Bi-folding doors to rear, fitted kitchen with Quartz worktops, integrated oven, hob and extractor, integrated dishwasher and engineered oak flooring.

**Utility Room**

5' 8" x 10' 10" (1.73m x 3.30m) Double glazed door to side, range of units, space for washing machine and tumble dryer, and tiled flooring.

**Bathroom**

5' 9" x 8' 3" (1.75m x 2.51m) Double glazed window to side, panel bath, vanity unit with wash hand basin, w.c and tiled flooring.

**Master Bedroom**

14' 5" x 12' 9" (4.39m x 3.89m) Double glazed window to rear and door to ensuite.

**Ensuite**

9' 6" x 4' 4" (2.90m x 1.32m) Double glazed window to rear, shower enclosure with mixer shower, vanity unit with hand basin, w.c and tiled flooring.

**Bedroom Two**

12' 2" x 12' 9" (3.71m x 3.89m) Double glazed window to front.

**Bedroom Three**

Double glazed window to front.

**Store (Rear of Garage)**

11' 5" x 10' 3" (3.48m x 3.12m) Double glazed door to side. Stud wall could be removed to create full size garage.

**Garage**

7' 0" x 10' 3" (2.13m x 3.12m)

