



**175 The Drove**  
Barroway Drove  
Downham Market, PE38 0AL    £390,000





## The Drove

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This 4 double bedroom property offers **SPACIOUS ACCOMMODATION** with a modern contemporary look throughout and includes a superb open plan kitchen/dining and living area with integrated appliances and an island unit. Also to the ground floor there is an entrance hall, utility room and a shower room. On the first floor, the master bedroom has a dressing room and an en suite with bedroom 2 also having an en suite. There are two further double bedrooms and a family bathroom. Outside the property has a generous driveway, integral garage with electric door and access to the rear where the owner is building a decked seating area and laying an enclosed



Double Glazed Composite Door to:

Entrance Hall

15' 8" x 6' 4" (4.78m x 1.93m) Telephone point. Stone floor. Stairs to first floor landing. Door to Kitchen/Diner

Open Plan Kitchen/Dining & Living Room

Kitchen/Dining Area

18' 5" x 17' 3" (5.61m x 5.26m) Double glazed window to rear. Fitted with a range of wall and base units with solid oak worktops over and incorporating one and a half bowl sink and drainer unit with mixer tap. Built in electric oven, microwave and warming drawer. Central island with cupboards and halogen hob with extractor hood over. Integrated dishwasher. Integrated full height fridge. Spotlights. Stone floor. Television point. Door to Utility Room. Opening to Living Room. Double glazed French doors to rear.

Living Area

16' 3" x 10' 4" (4.95m x 3.15m) Double glazed window to front. Stone floor. Television point.

Utility Room

10' 6" x 9' 0" (3.20m x 2.90m) Double glazed window and door to side. Fitted with a range of wall and base units with oak worktop over and incorporating stainless steel sink and drainer unit with mixer tap. Integrated full height freezer. Door to Garage & Shower Room.

Shower Room

10' 5" x 5' 1" (3.17m x 1.55m) Double glazed window to rear. Fitted with a double width tiled shower cubicle, wash handbasin to vanity unit and w.c. Stone floor. Spotlights.

First Floor Landing

20' 11" x 7' 0" (6.38m x 2.13m) Oak handrail to stairs. Spotlights. Doors to Bedrooms & Bathroom.

Master Bedroom

15' 9" x 10' 5" (4.80m x 3.17m) Double glazed window to front. Radiator. Television point. Spotlights. Door to Dressing Room and En Suite.

Dressing Room

10' 5" x 4' 9" (3.17m x 1.45m) Hanging rails. Access to loft space. Spotlights.

En Suite Shower Room

6' 5" x 5' 10" (1.96m x 1.78m) Double glazed window to front. Fitted with a double width tiled shower cubicle, wash handbasin and w.c. to vanity unit. Heated towel radiator. Spotlights.

Bedroom 2

14' 1" x 10' 6" (4.29m x 3.20m) Double glazed window to front. Radiator. Television point. Door to En Suite.

En Suite Shower Room

10' 8" x 5' 0" (3.25m x 1.52m) Double glazed window to side. Fitted with a double width tiled shower cubicle, wash handbasin to vanity unit and w.c. Heated towel radiator.

Bedroom 3

14' 9" x 10' 0" (4.50m x 3.05m) Double glazed window to rear. Radiator. Spotlights. Television point.

Bedroom 4

13' 3" x 10' 5" (4.04m x 3.17m) Double glazed window to rear. Radiator. Television point. Spotlights.

Bathroom

7' 1" x 7' 0" (2.16m x 2.13m) Double glazed window to rear. Fitted with a whirlpool bath with a wash handbasin and w.c. to vanity unit. Spotlights.

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.

