



136 The Drove

Barroway Drove

Downham Market, PE38 0AL £635,000





# The Drove

## Barroway Drove, Downham Market, PE38 0AL

Stunning Modern Home with Land, Garden Studio & Premium Features – 136 The Drove, Barroway Drove, PE38 0AL Discover countryside living at its finest in this beautifully presented modern detached home, offering space, style, and versatility both inside and out. Set on an impressive plot with a 1.9-acre (STS) fenced paddock and generous garden, plus an additional 3 or 5 acres available via separate negotiation is this five-bedroom residence has been finished to an exceptional standard, making it ideal for families, equestrians, or those seeking a luxurious rural lifestyle. Step inside to a bright and welcoming interior featuring oak internal doors, a high-quality finish throughout, and an open plan kitchen/diner complete with Neff appliances, Quartz worktops and bi-fold doors leading out to the landscaped garden—perfect for indoor-outdoor living. The living room, with its cosy wood burner, provides the perfect spot to relax, while the modern air source central heating ensures comfort year-round. The property boasts five generous bedrooms, including a master with en-suite, and a sleek family bathroom. Outside, you'll find a versatile garden studio cabin, ideal as a home office, gym or creative space, as well as lovely gardens, a patio, and a barbecue area for entertaining. Equestrian or hobby-use buyers will appreciate the field shelter, three timber storage sheds, all complementing the secure paddock. A double garage with electric door and ample driveway parking complete this exceptional offering.



### Entrance Hall

3.85m x 2.38m (12' 8" x 7' 10") Composite door to front. Tiled floor. Stairs to first floor: Alarm keypad. Room thermostat.

### Cloakroom

2.15m x 1.07m (7' 1" x 3' 6") W.C. Hand wash basin to vanity unit. Spot lights.

### Study

2.9m x 2.45m (9' 6" x 8' 0") Window to front. Fitted storage cupboards.

### Living Room

6.35m x 3.81m (20' 10" x 12' 6") Wood burning stove to fireplace. Oak flooring. Bi-folding doors to patio/garden. Opening to Kitchen/dining room.

### Kitchen/Dining Room

7.33m x 3.8m (24' 1" x 12' 6") Bank of fitted units. Two Neff double ovens. Full height integrated fridge & freezer: Island unit with Quartz worktop, inset sink with mixer tap. Neff Induction hob and built in extractor: Integrated dishwasher. Breakfast bar: Bi-folding doors to patio/garden. Tiled floor: Door to utility room.

### Utility Room

4.13m x 2.15m (13' 7" x 7' 1") Units at base level. Space for washing machine & tumble drier: Tiled floor: Window & door to side. Consumer unit. Door to double garage.

### First Floor Landing

5.03m x 2.39m (16' 6" x 7' 10") Window to front. Door to airing cupboard. Radiator:

### Bedroom 1

4.16m x 3.71m (13' 8" x 12' 2") Three Velux windows. Window to front. Radiator:

### Dressing Area

Fitted wardrobes to either side. Door to En-suite.

### En-Suite

3.68m x 1.89m (12' 1" x 6' 2") Tiled shower cubicle. W.C. Hand wash basin to vanity unit. Two Velux window . Shaver point. Spot lights. Extractor fan. Heated towel rail.

### Bedroom 2

3.81m x 3.14m (12' 6" x 10' 4") Two built in wardrobes. Window to rear: Radiator: Laminate flooring.

### Bedroom 3

3.46m x 2.76m (11' 4" x 9' 1") Two built in wardrobes. Radiator: Window to rear: Laminate flooring.

### Bedroom 4

3.79m x 2.69m (12' 5" x 8' 10") Built in wardrobe. Radiator: Window to rear: Laminate flooring.

### Bedroom 5

3.77m x 2.46m (12' 4" x 8' 1") Window to front. Radiator: Laminate flooring.

### Family Bathroom

2.78m x 2.19m (9' 1" x 7' 2") Bath with shower attachment. Tiled shower cubicle. W.C. Hand wash basin to vanity unit. Window to side. Tiled walls & floor: Shaver point. Spot lights. Extractor fan. Radiator:

### 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.