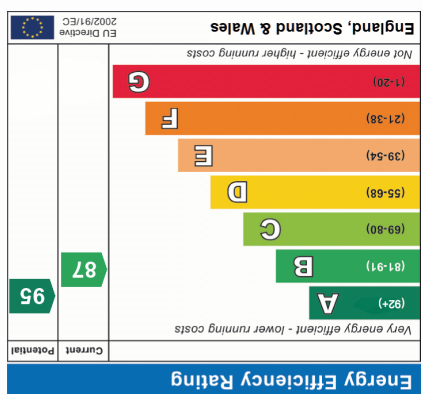


## 9 Market Place, Downham Market

The logo for King & Partners features a stylized yellow crown icon above the company name. The name "King & Partners" is written in a white serif font, with the ampersand in yellow. Above the name, the services "SALES • LETTINGS • MORTGAGES" are listed in a smaller yellow serif font.

<p><b>Approximate total area<sup>a</sup></b></p> <p>1803.38 m<sup>2</sup></p> <p>167.35 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>10.93 ft<sup>2</sup></p> <p>1.02 m<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>
<p>Reduced headroom</p> <p>Below 5 ft/1.5 m</p> <p>————</p>	<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not exact. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS PAS5 3C Standards. Please note that calculations were adjusted by a third party and therefore may not comply with RICS PAS5 3C.</p> <p><b>GRIPFLEX360</b></p>



## 196 The Drove

# Barroway Drove

Downham Market, PE38 0AL    £450,000



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# The Drove

## Barroway Drove, Downham Market, PE38 0AL

Welcome to 196 The Drove, a stunning detached family home in the peaceful village of Barroway Drove. This modern property offers spacious living with breathtaking countryside views. The heart of the home is the contemporary kitchen/dining area, featuring sleek cabinetry, integral appliances, and a central island—perfect for cooking and socializing. The bright lounge boasts a stylish media wall and tri-fold doors opening to the enclosed rear garden, seamlessly blending indoor and outdoor living. Upstairs, four generous bedrooms include a luxurious master suite with an en-suite shower room. A stylish family bathroom serves the remaining rooms. Outside, enjoy a tranquil garden with open field views and a raised patio for alfresco dining. A private driveway offers ample parking, leading to a single garage. With air source heating and uPVC double glazing, this home combines comfort and efficiency.



UPVC Front Door to Entrance Hall

Entrance Hall

14' 1" x 8' 3" (4.29m x 2.51m) Max. Tiled floor: Staircase to first floor: Radiator:

Living Room

23' 9" x 12' 8" (7.24m x 3.86m) Window to front. Tri-fold doors to rear: Spot lights. Built in media wall.

Kitchen/ Dining Room

23' 10" x 13' 10" (7.26m x 4.22m) Window to front and rear: Door to rear: Fitted with wall and base units with worktops over: Integrated dish washer: Electric double oven. Electric hob. Extractor hood. Two radiators. Inset sink and drainer:

Utility Room

4' 10" x 5' 10" (1.47m x 1.78m) Window to rear: Sink and drainer with work top over: under unit storage. Space for washing machine and tumble dryer

Landing

18' 5" x 8' 2" (5.61m x 2.49m) Window to front. Radiator:

Bedroom One

11' 9" x 13' 9" (3.58m x 4.19m) 11' 9" x 13' 9" (3.58m x 4.19m) Window to rear: Radiator

En-suite

4' 10" x 5' 10" (1.47m x 1.78m) Window to rear: Wash hand basin and W.C. within vanity unit. Shower cubicle. Heated towel rail. Spot lights. Extractor fan.

Bedroom Two

11' 8" x 13' 9" (3.56m x 4.19m) Window to front. Radiator:

Bedroom Three

8' 3" x 13' 10" (2.51m x 4.22m) Window to rear: Radiator:

Bedroom Four

7' 4" x 13' 10" (2.24m x 4.22m) Window to front. Radiator:

Family Bathroom

7' 4" x 13' 11" (2.24m x 4.24m) Window to side. Bath. W.C. Wash hand basin within vanity unit. Heated towel rail. Shower cubicle. Spot lights. Extractor fan.

Garage

15' 11" x 9' 6" (4.85m x 2.90m) Electric door: Pedestrian door: Window. Power and light.

Front & Rear Garden

To the front is a gravel drive offering ample parking. Ramp access to the front. Rear garden has a spacious patio area. Laid to lawn with field views.

Location

Nestled in the peaceful village of Barroway Drove, this charming location offers the perfect blend of rural tranquillity and modern convenience. Surrounded by picturesque open fields and stunning countryside views, it provides a serene escape while still being just a short drive from the bustling market town of Downham Market. Here, you'll find a range of local amenities, including shops, supermarkets, cafes, and excellent schools. With fantastic transport links, including regular train services to Cambridge and London King's Cross, Barroway Drove is an ideal choice for those seeking a quiet countryside lifestyle without compromising on connectivity.

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.