



<p>GIARFT 300</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.</p> <p><input type="checkbox"/> Reduced bedroom (Please refer to 5.1.1.2.1)</p> <p>(1) Excluding balconies and terraces</p>	<p>Floor 0 Building 4</p>
	<p>Floor 0 Building 2</p>
	<p>Floor 0 Building 3</p>
	<p>Floor 0 Building 1</p>
<p>Approximate total area* 4158.71 ft² 386.96 m²</p> <p>Reduced bedroom 12.72 ft² 1.18 m²</p>	<p>Floor 1 Building 1</p>

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Buderim
 The Drove
 Barroway Drove

£800,000

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Buderim

Barroway Drove, Downham Market, PE38 0AN

This superb 3 bedroom detached house with adjoining annexe really does offer flexible living with the opportunity to use various outbuildings plus a Garage/Workshop space for many uses subject to consent. If that isn't enough there is also 10 Acres (STMS) of land at the rear of the property offering beautiful views. The main house has been fully refurbished by the current owners and has 3 bedrooms one being downstairs plus a bright and airy living/dining area opening onto a modern kitchen with fitted appliances and access to the utility room. On the first floor are two bedrooms the master having a dressing room plus a spacious family bathroom. The attached annexe has a fitted kitchen, living room and a bedroom plus a refitted shower room. Outside there are landscaped gardens and patio areas plus a resin bound driveway. The gardens are enclosed by timber fencing with security lighting. There is a garage block with two electric doors with lots of space for multiple workshops all with power and light. In addition there is an outbuilding which has a kitchen and cloakroom facilities offering scope for a two bedroom annexe subject to change of use. The final outbuilding currently has multiple rooms one currently used as a fully equipped gym plus an office area and additional rooms for hobbies/games. This property offers a great deal of choice and flexibility for use and it certainly needs to be viewed to take in all that it has to offer.



Entrance Hall
Staircase to first floor. Radiator. Spot lights.

Living/Dining Room
11' 10" x 24' 10" (3.61m x 7.57m) UPVC double glazed windows to front and rear. Two radiators. Feature fireplace. Air conditioning unit. Door to rear hallway.

Kitchen
14' 8" x 8' 3" (4.47m x 2.51m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktops over incorporating a ceramic butler sink with mixer tap. Electric oven & Grill. Electric hob with extractor hood over. Space for dishwasher. Space for fridge freezer. Breakfast bar seating. Spot lights. Radiator. Tiled floor. Opening to utility room.

Bedroom 3
8' 1" x 13' 6" (2.46m x 4.11m) UPVC double glazed window to front. Air conditioning unit. Radiator. Double fitted wardrobe.

Utility
5' 2" x 5' 4" (1.57m x 1.63m) Door to front. Base units with worktop over. Space for washing machine. Utility cupboard.

Landing
UPVC double glazed window to rear. Radiator. Storage cupboard. Spotlights

Bedroom 1
11' 8" x 12' 4" (3.56m x 3.76m) Max UPVC double glazed window to front. Radiator. Air conditioning unit. Opening to dressing room.

Dressing Room
8' 9" x 7' 6" (2.67m x 2.29m) UPVC double glazed window to front. Shelving.

Bedroom 2
10' 1" x 16' 3" (3.07m x 4.95m) UPVC double glazed window to front. Fitted wardrobe. Radiator. Air conditioning unit Under eaves storage.

Bathroom
14' 8" x 10' 2" (4.47m x 3.10m) Max. UPVC double glazed window to rear. Velux roof window. Corner bath with mixer shower tap. Double shower cubicle with rainfall shower head. Heated towel rail. W.C. Wash hand basin within vanity unit. Tiled floors. Spotlights. Extractor fan.

Annexe

Bathroom
4' 0" x 8' 2" (1.22m x 2.49m) Shower cubicle. W.C. Wash hand basin within vanity unit. Tiled floor. Extractor fan.

Rear Hallway
4' 3" x 8' 2" (1.30m x 2.49m) Door to rear.

Living/Dining Room
8' 9" x 16' 1" (2.67m x 4.90m) UPVC double glazed window to front. Radiator. Opening to kitchen. Door to bedroom. Door to rear hall.

Kitchen
8' 8" x 9' 5" (2.64m x 2.87m) Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Space for washing machine. Electric oven and hob. Extractor fan. UPVC double glazed door to front.

Bedroom
8' 9" x 13' 9" (2.67m x 4.19m) UPVC Double glazed window to rear. Air conditioning unit. Loft access

Outbuilding One

Kitchen
10' 5" x 6' 7" (3.17m x 2.01m) UPVC window to front and side. Fitted with a range of wall and base units incorporating a sink and drainer. Space for washing machine and fridge. Laminate floor.

Living/Dining Room
18' 7" x 11' 2" (5.66m x 3.40m) UPVC double glazed window. Laminate floor.

Bedroom 1
13' 6" x 11' 3" (4.11m x 3.43m) 3 UPVC double glazed windows. Laminate floor.

Bedroom 2
9' 5" x 10' 11" (2.87m x 3.33m) Air-conditioning unit. Electric heater. Double doors to patio. UPVC double glazed window to patio. Laminate floor.

Bathroom
7' 3" x 3' 8" (2.21m x 1.12m) W.C. Shower cubicle. Wash hand basin. Extractor fan.

Garage & Workroom
Two Electric doors. Internal power and light. Room split into two areas.

Outbuilding Two

Gym
20' 5" x 27' 1" (6.22m x 8.26m) External Doors To front and side. Spotlights. power. Door to games room.

Games Room
14' 4" x 19' 8" (4.37m x 5.99m) Door to office and Living Room. Power & Light

Snug
14' 4" x 11' 8" (4.37m x 3.56m) Power & Light. Laminate flooring.

Office
5' 9" x 14' 8" (1.75m x 4.47m) Power & Light. Laminate floor.

Hobby Room
5' 10" x 16' 7" (1.78m x 5.05m) Power & Light. Laminate floor.

Outside

Enclosed landscaped gardens with timber fence. Patio area. Resin driveway. Garage block. 10 acres of land (STMS) to the 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 should be directed to King & Partners in the first instance.