



239B The Drove
Barroway Drove
Downham Market
Norfolk
PE38 0AN

£495,000

A very well proportioned four bedroom new family home. The spacious accommodation comprises hall, living room with wood burning stove, open plan kitchen diner, with lantern ceiling utility room, shower room, study, four bedroom with two benefitting from en-suites, and a family bathroom. The property further benefits from double glazing, air source heating, off road parking, garage and field views to front and rear. Barroway Drove is located close to the Town of Downham Market which has a full range of facilities including a main line rail link into Cambridge and London King's Cross.

- Four Bedrooms
- Detached Family Home
- Study
- Utility Room
- Ground Floor Shower Room
- En-Suite To Bedroom One & Two
- Open Plan Living
- Air Source Heating
- Garage



Hall

19' 11" x 7' 2" (6.07m x 2.18m) Double glazed door to front, storage cupboard and LVT flooring.

Living Room

19' 11" x 12' 0" (6.07m x 3.66m) Double glazed window to front, fireplace with wood burning stove and LVT flooring.

Open Plan Kitchen / Dining Room

11' 2" x 31' 3" (3.40m x 9.53m) Double glazed doors and window to rear, double glazed lantern ceiling LVT flooring, fitted kitchen with Quartz work surfaces, double oven, hob with extractor above, integrated dishwasher, integrated bin and space for fridge freezer.

Utility Room

6' 11" x 8' 7" (2.11m x 2.62m) Double glazed window to side, LVT flooring and fitted units with space for washing machine and dishwasher.

Shower Room

8' 7" x 4' 0" (2.62m x 1.22m) Shower enclosure with mixer shower, combination unit with w/c and sink, towel radiator and LVT flooring.

Study / Playroom

11' 1" x 11' 4" (3.38m x 3.45m) Double glazed window to front.

Landing

Access to loft, radiator, storage cupboard and airing cupboard with radiator.

Master Bedroom

11' 9" x 14' 8" (3.58m x 4.47m) Double glazed window to rear, built in wardrobes and radiator.

En-Suite

Double glazed Velux window to side, shower enclosure, w/c, wash hand basin, towel radiator and LVT flooring.

Bedroom Two

12' 10" x 11' 2" (3.91m x 3.40m) Double glazed window to front and radiator.

En-Suite

Shower enclosure, w/c, wash hand basin, towel radiator and LVT flooring.

Bedroom Three

12' 0" x 11' 2" (3.66m x 3.40m) Double glazed window to front, radiator and built in wardrobe.

Bedroom Four

8' 8" x 8' 6" (2.64m x 2.59m) Double glazed window to rear and radiator.

Family Bathroom

Double glazed window to side, freestanding bath with mixer tap, towel radiator, w/c, wash hand basin and LVT flooring..

Single Garage

Garden

To the front of the property is a large driveway with parking for numerous vehicles and open fencing to the front boundary. To the rear of the property in an enclosed garden with a large patio area.

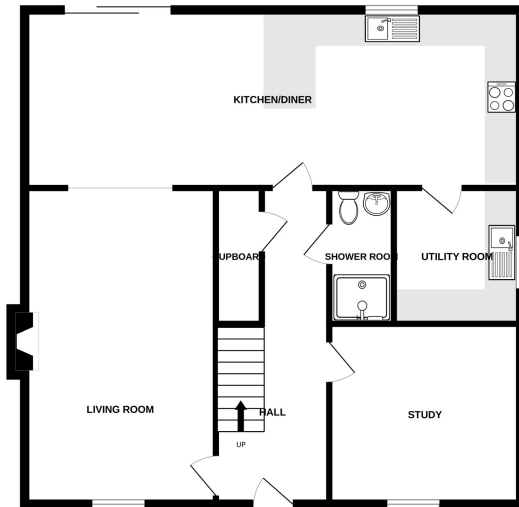
Agent Note

Measurements may vary slightly and should be used as a guide only.

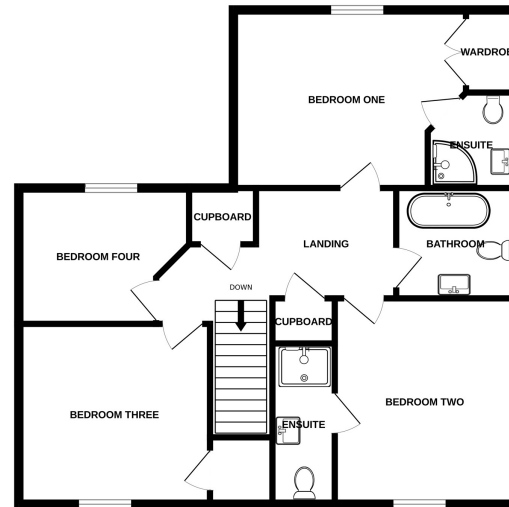
Council Tax And EPC TBC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com