



The Drove, Barroway Drove Downham Market

Price: Freehold £700,000

- No Onward Chain
- 22ft Kitchen Open Plan Into 17ft Diner
- Double Garage And Off Road Parking
- 29ft Bedroom With Dressing Room
- 2.5 miles To Downham Market Train Station
- Three Ensuites Plus Family Bathroom and WC

EPC Rating: Exempt



Situated on the banks of the River Great Ouse, Downham Market is one of Norfolk's oldest market towns. In the town centre, the market place was substantially regenerated in 2004 with the Victorian clock tower built in 1878 providing a majestic focal point. The town itself is characterised by many fine historic buildings, including a medieval parish church dedicated to St Edmund and is believed to have been built on the foundations of the original Anglo-Saxon church. The town has been known as the "Gingerbread Town" since medieval times because of the use of the local characteristic "carrstone" with its distinctive ginger colouring.

The town has a bustling and varied market on both Fridays and Saturdays and also boasts a relatively large number of independent shops.

The historic port and market town of Kings Lynn is approximately 11 miles away, whilst the cities of Norwich and Cambridge are 39 miles and 30 miles away respectively.

The town is just off the A10 main London to Kings Lynn road providing access to the north and south with the A1122 providing links to east and west. The Downham Market train station serves the town and is on the Fen Line from London Kings Cross to Kings Lynn plus there are also regular bus services to Kings Lynn and Swaffham.

Entrance Hall 5.96m max x 4.57m max (19'5" x 14'9")

Lounge 4.05m x 6.56m (13'2" x 21'5")

Diner 5.39m x 4.21m (17'6" x 13'8")

Kitchen 6.86m x 4.08m (22'5" x 13'3")

Utility 3.09m x 2.14m (10'1" x 7'0")

WC 2.11m x 0.89m (6'9" x 2'9")

First Floor

Landing 7.65m max x 2.81m max (25'0" x 9'2")

Bedroom One 4.67m x 4.01m (15'3" x 13'1")

Ensuite 2.06m x 1.81m (6'7" x 5'9")

Dressing Room 1.81m x 1.81m (5'9" x 5'9")

Bedroom Two 4.31m x 3.97m (14'1" x 13'0")

Ensuite 2.48m x 1.57m (8'1" x 5'1")

Bedroom Three 4.41m x 3.16m (14'4" x 10'3")

Bedroom Four 3.07m x 3.74m (10'0" x 12'2")

Bedroom Five 3.91m x 3.05m (12'8" x 10'0")

Second Floor

Bedroom Six 9.03m max x 4.87m (29'6" x 15'9")

Ensuite 2.96m x 1.81m (9'7" x 5'9")

Dressing Room 1.81m x 1.87m (5'9" x 6'1")

Bathroom 4.73m x 2.27m (15'5" x 7'4")

Double Garage

Electric door

Garden

Generous sized raised patio with steps down into the main part of the garden. Fully fenced borders with access to both sides.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

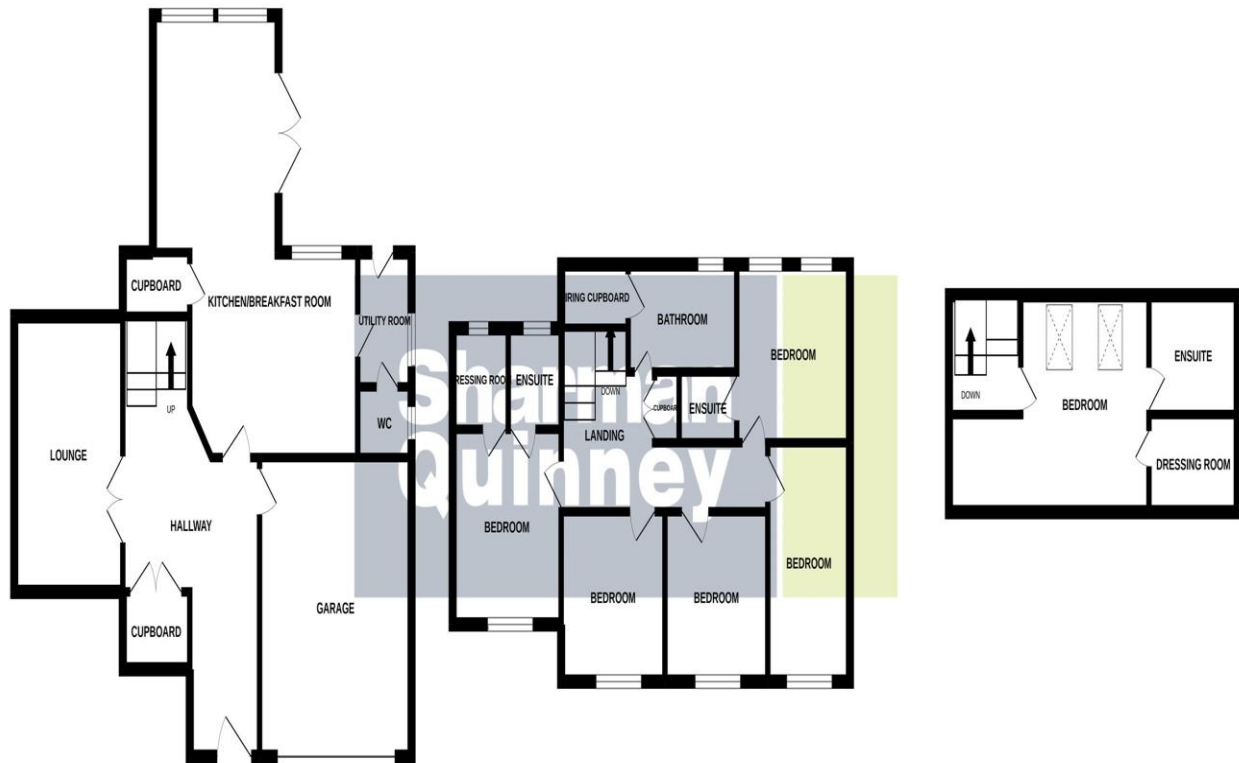
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GROUND FLOOR

1ST FLOOR

2ND 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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