



The Rowans, Downham Market, PE38 9HR

welcome to

The Rowans, Downham Market

A truly unique opportunity to purchase this executive & exceptionally spacious detached bungalow, located in a secluded area of Downham Market, within walking distance to the town centre. This outstanding home boasts desirable internal accommodation with enviable outside space & truly must be seen!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Oak flooring. Exposed brick archway. Access to mostly boarded loft space. Airing cupboard.

Living Room

14' 4" x 17' 7" (4.37m x 5.36m)

Double-glazed bay window to the front. Two radiators. Exposed brick fireplace with coal-effect electric fire. Oak flooring.

Study / Bedroom Four

Double-glazed window to the front. Radiator. Fitted desk with storage & fitted shelving units.

Garden Room

10' 4" max x 12' 4" max (3.15m max x 3.76m max)

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Ceiling fan. Double-glazed French doors to the rear leading to the rear garden. Double-glazed French doors leading to the kitchen/diner.

Open Plan Kitchen/ Dining Room

20' 6" x 13' 7" (6.25m x 4.14m)

This fitted kitchen includes wall & base units with work surfaces over, an inset sink & drainer unit with filtered water tap, a built-in electric double oven & an electric hob with stainless steel cooker hood over. There is also an integrated fridge/freezer, integrated dishwasher & integrated microwave, as well as a central kitchen island fitted with a wine rack, plug sockets & cupboards. Heated towel rail. Ceiling fan. Tiled flooring & tiled splashbacks. Double-glazed window to the rear. Double-glazed French doors leading to the garden room.

Utility Room

7' 9" x 7' 8" (2.36m x 2.34m)

Fitted with wall & base units with work surfaces over. Stainless steel sink & drainer unit. Space & plumbing for a washing machine & tumble dryer. Double-glazed window to the side. Double-glazed door to the rear leading to the rear garden. Door leading to the integral garage.

Cloakroom

Fitted with WC & wash hand basin with vanity unit. Stainless steel heated towel rail. Double-glazed window to the rear.

Bedroom One

12' 7" x 17' 7" (3.84m x 5.36m)

Double-glazed window to the rear. Four double-glazed skylight windows, two of which benefit from remote controlled blinds. Ceiling fan. Radiator. Opening to:

Dressing Room

10' 8" x 6' 4" (3.25m x 1.93m)

Double-glazed window to the side. Radiator. Built-in wardrobes.

En Suite

Fitted with WC, twin wash hand basins with vanity unit & shower cubicle. Fully tiled. Heated towel rail. Double-glazed window to the side.

Bedroom Two

12' 7" x 8' 8" (3.84m x 2.64m)

Double-glazed window to the side. Radiator. Fitted wardrobe.

Bedroom Three

9' 7" x 11' 9" (2.92m x 3.58m)

Double-glazed window to the rear. Radiator. Built-in wardrobes.

Bathroom

Fitted with WC, pedestal wash hand basin, corner bath & corner shower cubicle. Fully tiled. Heated towel rail. Double-glazed window to the side.

Outside

To the front of the property, a large brickweave driveway is enclosed by wrought-iron railings & provides off-road parking for multiple vehicles & leads to the double garage. The sizable yet private, south-west facing rear garden has been exceptionally well-maintained & landscaped by the current vendors, and is mainly laid to lawn, whilst offering an array of raised beds, a wooden pergola, and a large patio area. The garden is enclosed by a hedged/fenced border & also offers a greenhouse & garden shed.

Double Garage

17' 10" x 18' 4" (5.44m x 5.59m)

With twin up & over doors, one electric & one manual. Power & lighting. Storage cupboard.

Agent's Note

Please note that the property benefits from an alarm system & a central integrated vacuum system.

Please note the images used may not reflect the current condition of the property.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Rowans, Downham Market

- Large detached bungalow
- Enviaible plot with large, landscaped rear garden
- Lounge, study + garden room
- Open plan kitchen/diner with separate utility room
- Master suite with dressing room + en suite

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112972 - 0003

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