



**Howdale Road, Downham Market, PE38 9AH**

**welcome to**

**Howdale Road, Downham Market**

An attractive period home in the heart of Downham Market, moments from shops, cafes & mainline train station. Packed with character, this spacious property boasts generous living space throughout, a sizable garden & ample off-road parking.



## **Accommodation:**

### **Hallway**

Two double-glazed windows to the rear. Radiator. Stairs leading to the first floor landing.

### **Lounge**

Two double-glazed windows to the front. Feature fireplace. Radiator.

### **Dining Room**

Two double-glazed windows to the front. Feature fireplace. Radiator.

### **Garden Room**

Double-glazed French doors to the rear leading to the rear garden. Radiator.

### **Kitchen/Breakfast Room**

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, an electric double oven & an electric hob with stainless steel cooker hood over. There is also a space for a fridge/freezer, as well as space & plumbing for a dishwasher. Pantry cupboard. Radiator. Double-glazed windows to the side & rear. Double-glazed door to the rear leading to the rear garden.

### **Utility Room**

Fitted with wall & base units with work surfaces over & butler sink. Space & plumbing for a washing machine & tumble dryer. Radiator. Double-glazed window to the front.

### **Cloakroom**

Fitted with WC.

### **First Floor Landing**

Stairs from the hallway. Radiator. Access to loft storage. Double-glazed window to the rear.

### **Bedroom One**

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

### **En Suite**

Fitted with WC & wash hand basin.

### **Bedroom Two**

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

### **Bedroom Three**

Double-glazed window to the side. Radiator.

### **Bathroom**

Fitted with WC, pedestal wash hand basin, bath & shower cubicle. Radiator. Double-glazed window to the front.

### **Outside**

A gravelled driveway to the side of the property leads to the rear parking area where you will find off-road parking for two cars. The sizable rear garden has been beautifully maintained by the current owners, being mainly laid to lawn, alongside a generous, partially covered patio area. There are also a variety of plants, shrubs & young trees, as well as three garden sheds.

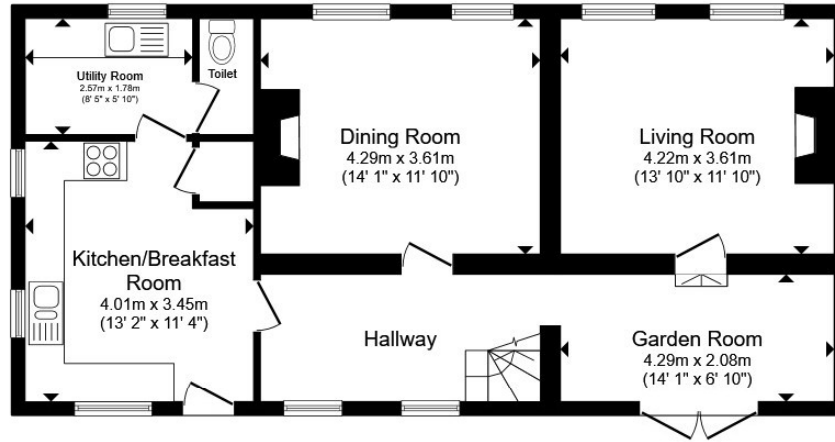
### **Agent's Note**

Please note that there is also a capped well in the rear garden.

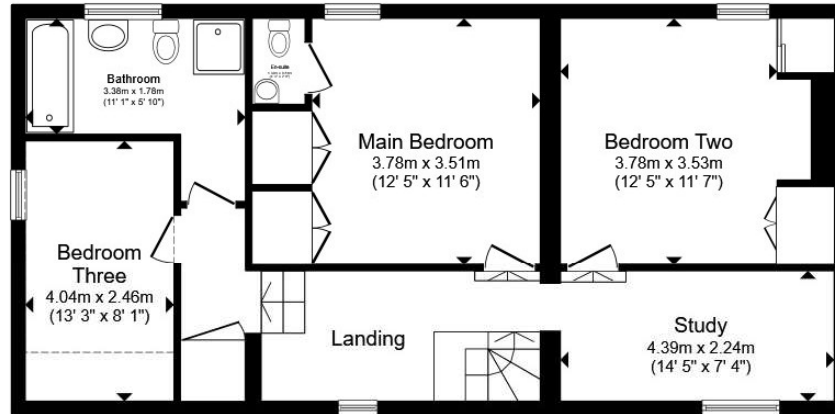


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**Ground Floor**



**First Floor**

Total floor area 145.8 m<sup>2</sup> (1,569 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## Howdale Road, Downham Market

- 3 bedroom detached house
- Sizable plot with large rear garden
- Multiple reception rooms
- Off-road parking
- Short walk to town centre

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112242 - 0004

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