



**St. James Drive, Downham Market, PE38 9SZ**

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**St. James Drive, Downham Market**

Boasting an enviable corner plot with south-facing garden, this beautifully presented 3 bedroom detached bungalow offers spacious living in a popular area of Downham Market. Offering ample off-road parking, garage & landscaped gardens, all just a short distance from the town centre.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Radiator. Loft access.

### L-Shaped Lounge/Diner

### Lounge Area

Double-glazed bay window to the front. Fireplace with gas fire. Two radiators.

### Dining Area

Radiator. Double-glazed bi-folding doors leading to:

### Conservatory

Of brick & uPVC construction with tiled roof. Double-glazed windows to the sides & rear. Double-glazed bi-folding doors to the rear leading to the rear garden.

### Kitchen / Breakfast Room

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in double oven & a gas hob with integrated cooker hood over. There is also an integrated dishwasher, as well as space for a washing machine & fridge/freezer. Radiator. Double-glazed window to the rear into the conservatory.

### Bedroom One

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

### En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the rear.

### Bedroom Two

Double-glazed window to the front. Radiator.

### Bedroom Three

Double-glazed window to the front. Radiator.

### Bathroom

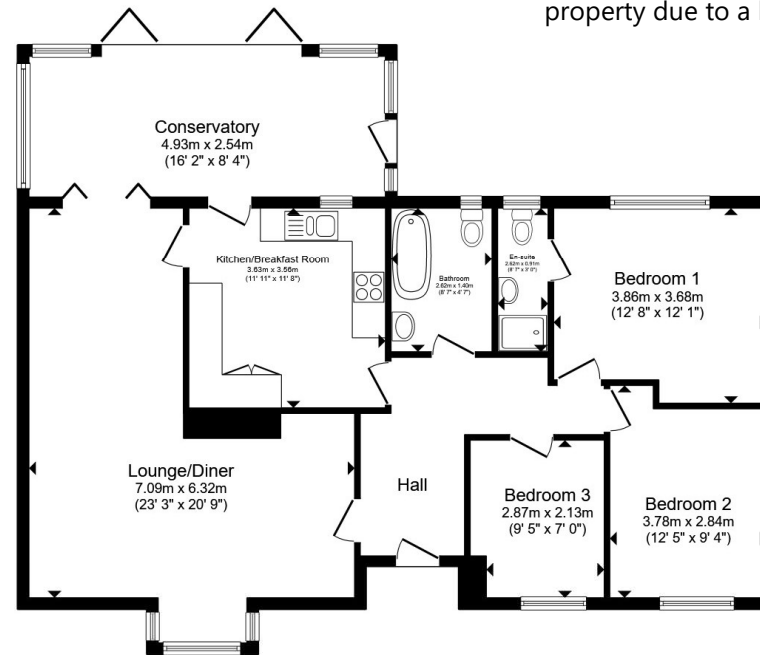
Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the rear.

### Outside

The property sits on a generous corner plot with well-maintained gardens to the front & rear. To the front of the property, the neat garden is enclosed by low chain-link fencing & is laid to lawn, alongside a variety of shrubs & hedges for added privacy. A sizable brickweave driveway provides ample off-road parking, with a gate then opening to a further parking area, suitable for a caravan, and the single garage. To the rear, the landscaped, south-facing garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area and various plants & shrubs.

### Agent's Note

Please note that there was previous flooding at the property due to a burst pipe in 2022.



Floor Plan

Total floor area 112.0 m<sup>2</sup> (1,205 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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## St. James Drive, Downham Market

- Three bedroom detached bungalow
- Generous corner plot
- High levels of off-road parking with garage
- Lounge/diner + conservatory
- En suite shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £350,000



Please note the marker reflects the postcode not the actual property

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