



**Buttercup Drive, Downham Market, PE38 9GJ**

**welcome to**

**Buttercup Drive, Downham Market**

Chain free! A modern 4 bed detached house positioned within a popular area of Downham Market, close to the mainline station & town centre - ideal for commuters! The property boasts an open plan kitchen/diner, lounge, utility room & en suite, plus off-road parking, car port & enclosed garden.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Radiator.

### Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the front.

### Open Plan Kitchen/Diner

#### Kitchen Area

8' 5" x 8' 1" ( 2.57m x 2.46m )

This modern, 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 electric oven & a gas hob with integrated cooker hood over. There is also a built-in microwave, as well as an integrated fridge/freezer & integrated dishwasher. Double-glazed window to the front.

#### Dining Area

13' 5" x 13' 3" ( 4.09m x 4.04m )

Radiator. Stairs leading to the first floor landing.

#### Utility Room

6' 3" x 5' ( 1.91m x 1.52m )

Fitted with base units with work surfaces over. Space & plumbing for a washing machine. Built-in storage cupboard. Radiator.

#### Lounge

16' 5" x 11' 3" ( 5.00m x 3.43m )

Double-glazed bi-folding doors to the rear leading to the rear garden. Radiator.

#### First Floor Landing

Stairs from the dining area. Radiator. Airing cupboard & storage cupboard. Loft access. Double-glazed window to the rear.

### Bedroom One

10' x 10' 4" plus wardrobes ( 3.05m x 3.15m plus wardrobes )

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

### En Suite

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Heated towel rail.

### Bedroom Two

12' 7" max x 9' ( 3.84m max x 2.74m )

Double-glazed window to the front. Radiator.

### Bedroom Three

12' 6" x 8' 6" ( 3.81m x 2.59m )

Double-glazed window to the rear. Radiator.

### Bedroom Four

12' 7" x 6' 4" ( 3.84m x 1.93m )

Double-glazed window to the rear. Radiator.

### Bathroom

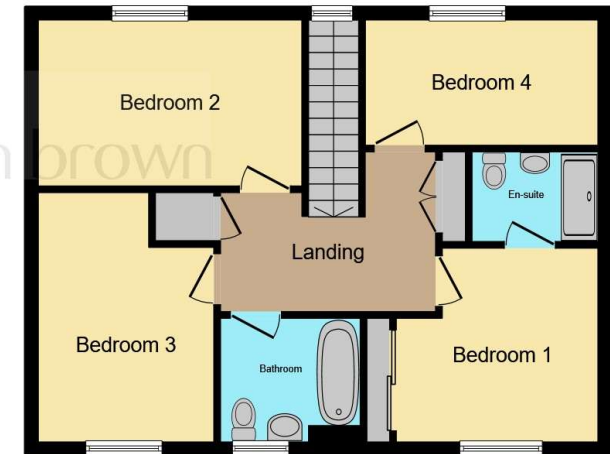
Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the front.

### Outside

To the front of the property, a tarmac driveway provides off-road parking and leads to the car port with up & over door. To the rear, the good-sized garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & garden tap.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## Buttercup Drive, Downham Market

- 4 bedroom detached house
- Open plan kitchen/dining space
- Lounge with bi-fold doors
- Utility room + WC
- En suite shower room

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£335,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112556 - 0006

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