


DIRECTIONS

From the Market Place in Downham Market, head east toward High Street (B1512, turn right into High Street, then right into Priory Road, turn left into Railway Road. At the roundabout take the second exit onto Station Road (A1122). Turn right onto Lady Drove and then left onto Barroway Drove, right onto Hootens Row where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	49	63	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



7 Hootens Row Barroway Drove Downham Market Norfolk PE38 0AH

THREE BEDROOM SEMI DETACHED HOUSE WITH DOUBLE CARPORT AND PARKING

Barroway Drove

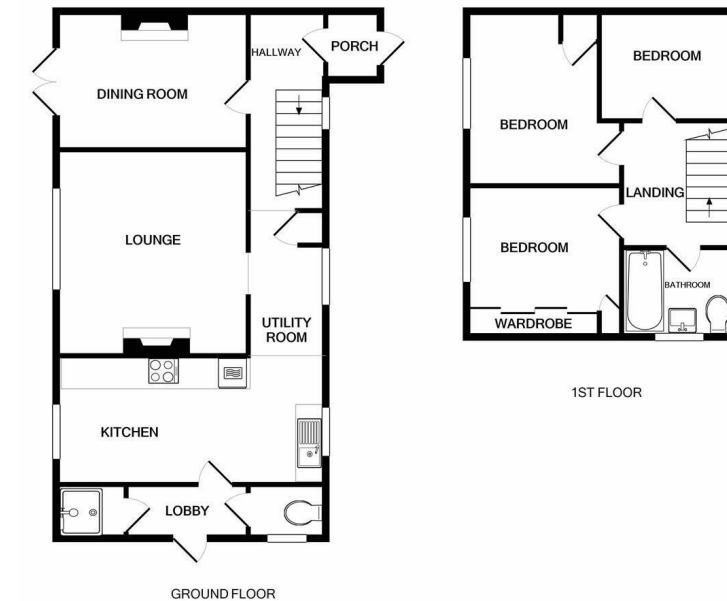
£230,000 Freehold



HALLWAY Stairs to first floor.	12'11 x 5'0 (3.94m x 1.52m)
LOUNGE Log burner. Double radiator. Window to rear aspect. Laminate flooring.	14'2 x 12'6 (4.32m x 3.81m)
DINING ROOM French doors to garden. Log burner. Double radiator.	12'5 x 8'11 (3.78m x 2.72m)
KITCHEN Range of wall, base and drawer units with worktops over. Breakfast bar. Space for dishwasher. Eye level double oven and electric hob. Window to rear and front aspect. Side door. Wooden flooring.	15'7 x 8'2 (4.75m x 2.49m)
UTILITY Space for washing machine and tumble dryer. Wooden flooring. Storage cupboard.	7'2 x 5'10 (2.18m x 1.78m)
SHOWER ROOM Walk-in shower. Heated towel rail.	4'6 x 2'11 (1.37m x 0.89m)
SEPARATE W.C. Low level w.c. and hand wash basin. Window to side aspect.	4'5 x 2'2 (1.35m x 0.66m)
LANDING Storage cupboard. Window to front aspect. Loft access.	8'1 x 5'10 (2.46m x 1.78m)
BEDROOM 1 Cupboard. Window to rear aspect. Double radiator.	12'7 x 11'3 (3.84m x 3.43m)
BEDROOM 2 Mirrored wardrobes. Window to rear aspect. Airing cupboard. Double radiator	11'3 x 9'0 (3.43m x 2.74m)
BEDROOM 3 Window to rear aspect. Double radiator.	12'7 x 7'4 (3.84m x 2.24m)
BATHROOM Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Window to side aspect. Vinyl flooring.	7'2 x 5'8 (2.18m x 1.73m)
FRONT GARDEN Laid to shingle with two sheds. Double carport with attached wooden workshop.	
REAR GARDEN Mainly laid to shingle with decking area and summerhouse.	



We are delighted to offer this beautifully presented three bedroom semi detached house with double carport and generous parking. The property benefits from Air Source Heating, Solar panels and uPVC double glazing. The accommodation is arranged over two floors comprising of a hallway, lounge and separate dining room both with log burners. Recently fitted kitchen and utility room along with shower room and separate w.c on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to shingle with a wooden shed, double carport with attached timber workshop. The rear garden is laid to shingle with a decking area containing a covered area and a summer house plus wonderful field views to the rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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