



WALNUTS

228 The Drove, Barroway Drove, Downham Market, Norfolk PE38 0AN

- Detached Two Bedroom Bungalow • Large Lawned Garden
- Rural Location With Views Over Farmland

REF EO/PI/5448

RURAL SCENE

Equestrian | Smallholdings
Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Downham Market 4 miles • Wisbech 9 miles

King's Lynn 14 miles

A detached two bedroom bungalow with large gardens and fine views over the surrounding farmland

The property is understood to have been built in the 1960's and a conservatory and oil central heating were added in 2016. The main sitting room has an open fire and the kitchen is fitted with a range of built-in units with a stainless steel sink, electric cooker point and three large storage cupboards. The bathroom has a panelled bath with electric shower over, WC and wash hand basin.

The property is set back from The Drove and has a private gravelled parking area with space for several vehicles. There is a front lawn and the main garden lies to the rear with a further larger lawn, patio and garden shed. From this garden there is a lovely rural outlook over the adjoining fields. The rear garden was refenced in the summer of 2015.

Barroway Drove is a linear village about four miles from Downham Market which offers a good range of day to day shops and local amenities including junior and senior schools. Wider ranges of shopping facilities are offered by Wisbech and King's Lynn.

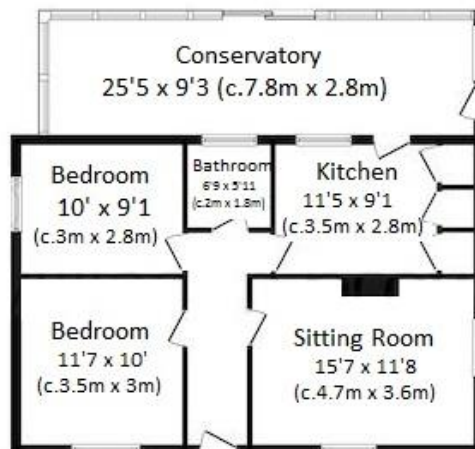
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High Street, Collingbourne Ducis, Marlborough, Wiltshire SN8 3EH
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*N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited **Walnuts** but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.*

FLOORPLAN



Floorplan for identification only not to scale

LOCAL AUTHORITY

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

Tel: 01553 616200

Council Tax Band **B**

SERVICES

MAINS ELECTRICITY, MAINS WATER AND PRIVATE DRAINAGE; OIL CENTRAL HEATING; TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

Energy Rating **F**

DIRECTIONS

From Nordelph take the road to Barroway Drove, continue for just under one mile and the property will be found on the right hand side.

VIEWING

Strictly by appointment only with the Agents

RURAL SCENE - TEL 01264 850700

PRICE GUIDE

OFFERS OVER £220,000