

£1,700 pcm

Sycamore Place, Lady Drove, Barroway Drove,  
Downham Market PE38 0AG



To arrange a viewing call us now on 01354 694900

Deposit £1,961

Available mid April, this extensive four/five bedroom detached Executive home offers all the space and versatility required for modern day living. Having three reception rooms, kitchen with utility in support, four bedrooms and three bathrooms, one of which is en-suite.

Beautifully located with field views, this rental property is the pick of the bunch.

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Ground Floor



First Floor

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#### ENTRANCE HALL

Door to the front. Slate flooring. Two large built-in cupboards. Stairs to first floor landing. Door to:

#### WALK-IN BOOT ROOM

Boot room/coat cupboard. Inset shelving. Radiator. Double-glazed window to the front.

#### LOUNGE

17' 4" x 13' 8" (5.28m x 4.17m)  
Double-glazed window to the front. Fireplace with wood burning stove and tiled hearth. Solid Oak flooring. Radiator. Glazed double doors to:



#### DINING ROOM

17' 4" x 11' 8" (5.28m x 3.56m)  
Double-glazed window to the rear. Solid Oak flooring. Radiator. Double-glazed patio doors to the rear, leading to the rear garden.

#### KITCHEN / BREAKFAST ROOM

20' 10" x 16' 4" (6.35m x 4.98m)  
This fitted kitchen includes both wall and base units with wooden work surfaces over, a one and a half bowl stainless steel sink and drainer unit, and space for a range-style cooker with stainless steel extractor fan over and tiled splashback behind. There is also a central kitchen island providing further work and storage space, which is fitted with an integrated fridge. Walk-in shelved pantry with double-glazed window to the side. Space for a dishwasher. Slate flooring. Two radiators. Tiled splashback. Double-glazed window to the rear and double-glazed patio doors leading to the rear garden.



#### UTILITY ROOM

Solid wood work surfaces with inset stainless steel sink and drainer unit. Space for both a washing machine and a tumble drier. Slate flooring. Space for upright fridge and freezer. Radiator. Extractor fan. Double-glazed door to the rear.

#### BOILER ROOM

Double-glazed window to the side. Fitted with floor standing oil-fired boiler and hot water cylinder.

#### STUDY / BEDROOM 5

10' 8" x 9' 2" (3.25m x 2.79m)  
Double-glazed window to the front. Solid Oak flooring. Radiator.



#### BEDROOM 3

12' 4" x 11' 2" (3.76m x 3.40m)  
Double-glazed windows to the front and side. Radiator.

#### BATHROOM

Fitted with WC, pedestal wash hand basin, bath with tiled surround, and shower cubicle. Heated towel rail. Slate flooring. Extractor fan. Double-glazed window to the side.



#### FIRST FLOOR LANDING

Stairs from the entrance hall. Radiator. Storage cupboard. Two double-glazed skylight windows to the front. Currently used as a study area.

#### BEDROOM 1

17' 4" subject to sloping ceilings x 16' 4" Subject to sloping ceilings (5.28m subject to sloping ceilings x 4.98m Subject to sloping ceilings)  
Double-glazed windows to the front and rear, with a window seat to the rear offering picturesque field views. Two radiators. Television point for wall-mounted TV. Walk-in wardrobe.

#### EN-SUITE

Fitted with WC, wash hand basin with vanity unit and LED heated mirror over, and corner shower cubicle. Heated towel rail & extractor fan. Tiled flooring. Double-glazed skylight window.

#### BEDROOM 2

17' 6" max. x 11' 10" narrowing to 9'10 (5.33m max. x 3.61m narrowing to 9'10)  
Double-glazed window to the rear. Built-in cupboards to one wall. Radiator. Walk-in wardrobe.

#### BEDROOM 4

12' 2" x 7' 10" max. (3.71m x 2.39m max.)  
Double-glazed window to the front. Radiator.

#### BATHROOM

Fitted with WC, pedestal wash hand basin, shower cubicle, and freestanding roll top bath. Radiator and extractor fan. Loft access. Double-glazed window to the rear.

#### OUTSIDE

To the front of the property, there is a large in and out gravelled driveway providing large amounts of off-road parking for multiple vehicles and leading to the detached double garage with electrically operated door.

There are double vehicle gates to a gravelled hardstanding area beside the garage, suitable for parking a car, van or caravan. There is also a garden shed behind the garage.

The garden is mainly laid to lawn, alongside a patio area with a substantial wooden pergola over, creating the perfect entertainment space and enjoying extensive field views.

#### VIEWING

By arrangement with elliswinters&co  
Energy rating - C  
Kings Lynn and West Norfolk Council Tax band F

#### LENGTH OF TENANCY

6 months (initially)

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