



Yew Tree Cottage
 Downham Road
 Denver

£289,950



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Yew Tree Cottage

Denver, Downham Market, PE38 0DF

Located within the picturesque and highly desirable village of Denver, just a short distance from the historic market town of Downham Market, Yew Tree Cottage is a charming and deceptively spacious end-of-terrace home offered to the market with the significant advantage of no onward chain. Positioned in an enviable location overlooking the village church and traditional pub, the property enjoys a lovely Norfolk village setting, offering a strong sense of community while remaining conveniently close to transport links, shops, and services found in nearby Downham Market—including a mainline rail connection to London. Internally, the cottage is presented in excellent decorative order, blending character and practicality. The welcoming living room features an attractive open fireplace, creating a cosy focal point. To the rear, the heart of the home is the impressive open-plan kitchen, dining and garden room, thoughtfully designed for modern living and entertaining, complete with built-in appliances and stylish finishes. The flexible accommodation includes three bedrooms, with the added benefit of a ground floor bedroom incorporating a dressing area, making it ideal for multi-generational living, guests, or those seeking single-level convenience. A ground floor shower room further enhances the home's accessibility. Additional features include double glazing, gas central heating, and well-maintained flooring throughout, ensuring comfort and efficiency year-round. Externally, the property offers a delightful enclosed walled courtyard garden, providing a private and low-maintenance outdoor space—perfect for relaxing or entertaining. Combining character, location, and versatility, Yew Tree Cottage represents an excellent opportunity for buyers seeking a beautifully presented home in a sought-after village setting within easy reach of both countryside and town amenities.



Composite Door Leading to:

Entrance Hall

2' 10" x 11' 1" (0.86m x 3.38m)

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m)

Dining/Garden Room

14' 9" x 9' 7" (4.50m x 2.92m)

Living Room

12' 8" x 13' 9" (3.86m x 4.19m)

Bathroom

7' 2" x 10' 6" (2.18m x 3.20m)

Bedroom 3

Walk In Dressing Room

3' 4" x 8' 0" (1.02m x 2.44m)

First Floor Landing

Bedroom 1

12' 10" x 11' 10" (3.91m x 3.61m)

Bedroom 2

9' 9" x 7' 9" (2.97m x 2.36m)

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.