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King & Partners



13 Bulrush Avenue
Downham Market, PE38 9HE

£395,000

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Discover this stunning five bedroom detached house, newly listed in the highly sought-after Downham Market area. Boasting high-quality finishes throughout, this charming residence features a spacious lounge leading to a delightful conservatory, a spacious kitchen, and a good-sized dining room. The first floor offers two generous bedrooms with en suites, a smaller third bedroom perfect for an office, and a lovely balcony area. The third floor includes a large family bathroom and two more bedrooms with ample storage. Outside, enjoy a secure, enclosed rear garden and a beautifully landscaped front lawn with excellent curb appeal. A spacious double garage adds to the convenience of this elegant home. Schedule a viewing today!



Part Glazed Door To:

Entrance Hall

Tiled floor. Radiator. Staircase to first floor.

Cloakroom

2' 10" x 5' 5" (0.86m x 1.65m) W.C. Wash hand basin. Extractor fan. Tiled floor.

Living Room

10' 6" x 22' 5" (3.20m x 6.83m) UPVC double glazed window to front. Radiator. Feature fireplace with gas fire. Vinyl flooring. Patio door to conservatory.

Conservatory

15' 8" x 6' 2" (4.78m x 1.88m) UPVC double glazed construction. Patio doors to rear garden. Tiled floor.

Kitchen

17' 9" x 11' 6" (5.41m x 3.51m) Max. UPVC Double glazed window to rear. Double glazed door to conservatory. Fitted with a range of wall and base units with worktop over, incorporating a stainless steel sink and drainer with mixer tap. Gas boiler. Space for dishwasher. Gas hob. Extractor hood. Electric oven. Integrated fridge freezer. Radiator.

Dining Room

10' 3" x 10' 1" (3.12m x 3.07m) UPVC double glazed window to front. Vinyl flooring. Radiator.

First Floor Landing

UPVC double doors to Juliette balcony. Radiator. Vinyl flooring. Staircase to first floor.

Bedroom 1

10' 6" x 16' 10" (3.20m x 5.13m) UPVC double glazed window to front. Radiator. Vinyl flooring. Door to En-suite.

En-suite

10' 4" x 5' 2" (3.15m x 1.57m) UPVC double glazed window to rear. Panelled bath. Shower cubicle. Wash hand basin. W.C. Radiator. Spotlights. Extractor fan.

Bedroom 2

10' 4" x 13' 5" (3.15m x 4.09m) UPVC double glazed window to front. Radiator. Door to en-suite.

En-suite

6' 9" x 5' 2" (2.06m x 1.57m) UPVC double glazed window to front. Shower cubicle. Wash hand basin. Spot lights. Extractor fan. Radiator.

Bedroom 5

8' 2" x 8' 6" (2.49m x 2.59m) UPVC double glazed window to rear. Radiator.

Upper Landing

Radiator. Loft hatch.

Bedroom 3

10' 6" x 16' 4" (3.20m x 4.98m) UPVC double glazed window to front and side. Radiator. Fitted storage cupboards. Under eaves storage.

Bedroom 4

10' 4" x 16' 5" (3.15m x 5.00m) UPVC double glazed window to front and side. Radiator. Fitted storage cupboards.

Family Bathroom

6' 9" x 6' 5" (2.06m x 1.96m) UPVC double glazed Velux window. Radiator. Spot lights. Extractor fan. Panelled bath. Wash hand basin. W.C. Vinyl flooring.

Double Garage

Two Up and Over doors. Power and light. Opening to Store area with pedestrian door to rear garden.

Garden

Enclosed rear garden mainly laid to lawn. Access to the garage. Patio area.

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.