



41 Kingfisher Road, Downham Market  
Guide Price £325,000

**BELTON DUFFEY**





# 41 KINGFISHER ROAD, DOWNHAM MARKET, NORFOLK, PE38 9RQ

A well presented 2 bedroom detached bungalow with ample parking, carport, garage and gardens, in the popular market town of Downham Market.

## DESCRIPTION

A well presented 2 bedroom detached bungalow with ample parking, carport, garage and gardens, in the popular market town of Downham Market.

The property benefits from gas central heating, double glazing and briefly comprises entrance hall, sitting room, kitchen/dining room, inner hall, 2 double bedrooms and a wet room.

Outside, the property has ample parking, carport, garage and good size gardens front and rear.

The agents recommend an early inspection of this well presented property.

## SITUATION

Downham Market is an expanding market town in South West Norfolk offering a wide range of shops, bakeries and leisure facilities, including a Tesco store and swimming pool. There are primary, secondary and high schools. Another valuable asset is its connection on the electrified King's Lynn to King's Cross railway line thus making it ideal for anyone wishing to commute to Ely, Cambridge or London. Downham Market is an historic town, well known locally for its weekly market.

## ENTRANCE HALL

1.61m x 1.19m both max (5' 3" x 3' 11" both max) UPVC double glazed entrance door with matching side panel, radiator and wood effect laminate floor and door into sitting room.

## SITTING ROOM

4.79m x 4.09m into window recess (15' 9" x 13' 5" into window recess) UPVC double glazed window to front, radiator, door into kitchen/dining room, door into inner hall and wood effect laminate floor.

## KITCHEN/DINING ROOM

6.68m into window recess x 3.64m into door recess (21' 11" into window recess x 11' 11" into door recess) Fitted worktops with 1.5 bowl stainless steel sink unit and mixer tap, cupboards and drawers under, space for cooker with stainless steel and glass extractor over, space for slimline dishwasher and washing machine, 2 radiators, tiled splashbacks, matching wall units, twin aspect windows, shelved storage cupboard, UPVC door to side and tile effect floor.

## INNER HALL

Radiator, loft access, wood effect laminate floor and shelved storage cupboard with light.

## BEDROOM 1

3.71m x 3.66m to front of wardrobes (12' 2" x 12' 0" to front of wardrobes) Window to rear, radiator, built-in wardrobes comprising 2 double and 1 single and wood effect laminate floor.







## **BEDROOM 2**

3.40m x 2.81m (11' 2" x 9' 3") Window to rear, radiator and wood effect laminate floor.

## **WET ROOM**

2.69m into window recess x 1.57m (8' 10" into window recess x 5' 2") Electric Mira shower, low level WC, wash hand basin in unit with cupboards and drawers under, shelf, cupboard and mirror with lighting above, tiled walls, extractor, frosted window to rear, radiator and anti-slip flooring.

## **OUTSIDE**

The front of the property is laid to shingle for easy maintenance with a paved pathway which leads to the front entrance door. The driveway continues through double gates into the carport and up to the detached garage.

## **GARAGE**

Electric up and over door (Replaced 2022), power, light, shelving and workbench.

The rear garden is laid to lawn with a paved patio, pathway, flower and shrub borders with a low picket fence with gate leading to a further shingled area with raised beds and garden shed. The rear garden is enclosed by fenced boundaries.

## **DIRECTIONS**

From King's Lynn proceed south to Downham Market on the A10 for approximately 10 miles where you will see a signpost for Wimbotsham. Turn right, proceed along, passing Wimbotsham and into Downham Market. Continue along Lynn Road, past Bee's Motors on the right and take the next right hand turning into Clackclose Road. Proceed down here, bearing right onto Wimbotsham Road and continue along here to the end of the road, taking the last turning on the right into Kingfisher Road. Proceed along and the property will be seen, towards the end, on the left hand side, designated by our 'For Sale' board.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band D.

EPC - D.

Gas central heating.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.



AWAITING

FLOORPLAN







## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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